

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

4 Miners Crescent, Canadian Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$565,000 & \$595,000

Median sale price

Median price \$441,250 Property Type Unit Suburb Canadian

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	430a Joseph St CANADIAN 3350	\$539,000	03/10/2025
2			
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 22/04/2026 09:21



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Property Type: Townhouse
(Single)

Land Size: 158 sqm approx

Agent Comments

Indicative Selling Price

\$565,000 - \$595,000

Median Unit Price

Year ending March 2026: \$441,250

Comparable Properties

430a Joseph St CANADIAN 3350 (VG)

Agent Comments

 3  -  -

Price: \$539,000

Method: Sale

Date: 03/10/2025

Property Type: House (Res)

Land Size: 376 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.