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	6 Miners Crescent, Canadian Vic 3350

Indicative selling price

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

Range between $485,000 & $515,000

Median sale price

Median price $475,000 Property Type Unit Suburb Canadian

Period - From 25/05/2025 to 24/05/2026 Source Property Data

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 18 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	16 Eldenwood Mews CANADIAN 3350	$480,000	30/04/2026
2	1/4 Lal Lal St GOLDEN POINT 3350	$500,000	05/03/2026
3	5/302 Clayton St CANADIAN 3350	$540,000	02/10/2025

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 18 months.~~

This Statement of Information was prepared on: 25/05/2026 08:42

6 Miners Crescent, Canadian Vic 3350

JellisCraig



2 2 1

Property Type: Residential Townhouse

Agent Comments

Indicative Selling Price
$485,000 - $515,000
Median Unit Price
25/05/2025 - 24/05/2026: $475,000

Comparable Properties



16 Eldenwood Mews CANADIAN 3350 (REI)

2 2 1

Price: $480,000
Method: Private Sale
Date: 30/04/2026
Property Type: Townhouse (Single)
Land Size: 124 sqm approx

Agent Comments



1/4 Lal Lal St GOLDEN POINT 3350 (REI/VG)

2 1 1

Price: $500,000
Method: Sale by Tender
Date: 05/03/2026
Property Type: House
Land Size: 237 sqm approx

Agent Comments



5/302 Clayton St CANADIAN 3350 (REI/VG)

2 2 2

Price: $540,000
Method: Private Sale
Date: 02/10/2025
Property Type: Townhouse (Single)
Land Size: 286 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

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