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	12 Downing Drive, Canadian Vic 3350

Indicative selling price

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

Range between $640,000 & $670,000

Median sale price

Median price $642,500 Property Type House Suburb Canadian

Period - From 01/01/2026 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 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	9 Dianne Ct CANADIAN 3350	$665,000	28/05/2026
2	18 Kirby Av CANADIAN 3350	$670,000	04/02/2026
3	9 Bennett St CANADIAN 3350	$680,000	30/12/2025

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: 05/06/2026 14:18

12 Downing Drive, Canadian Vic 3350

JellisCraig



4 2 3

Property Type: House
Land Size: 802 sqm approx

Agent Comments

Indicative Selling Price
$640,000 - $670,000
Median House Price
March quarter 2026: $642,500

Comparable Properties



9 Dianne Ct CANADIAN 3350 (REI)

4 2 1

Price: $665,000
Method: Private Sale
Date: 28/05/2026
Property Type: House
Land Size: 726 sqm approx

Agent Comments



18 Kirby Av CANADIAN 3350 (REI/VG)

4 2 2

Price: $670,000
Method: Private Sale
Date: 04/02/2026
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



9 Bennett St CANADIAN 3350 (REI/VG)

4 2 2

Price: $680,000
Method: Private Sale
Date: 30/12/2025
Property Type: House
Land Size: 731 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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