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	24 Kirby Avenue, Canadian Vic 3350

Indicative selling price

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

Range between $620,000 & $650,000

Median sale price

Median price $525,000 Property Type House Suburb Canadian

Period - From 01/04/2025 to 30/06/2025 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	127 Canadian Lakes Blvd CANADIAN 3350	$638,000	05/08/2025
2	15 Horwood Dr CANADIAN 3350	$648,000	10/01/2025
3	6 Pennyweight Pl CANADIAN 3350	$645,000	09/09/2024

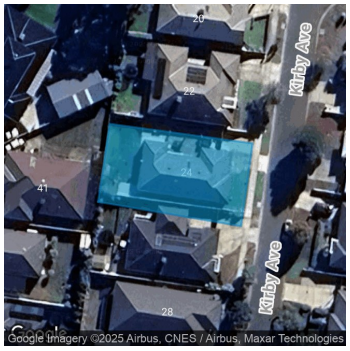
OR

~~**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: 14/08/2025 11:29

24 Kirby Avenue, Canadian Vic 3350

JellisCraig



4 2 2

Property Type: Land
Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $650,000
Median House Price
June quarter 2025: $525,000

Comparable Properties



127 Canadian Lakes Blvd CANADIAN 3350 (REI)

4 2 2

Price: $638,000
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 625 sqm approx

Agent Comments



15 Horwood Dr CANADIAN 3350 (REI/VG)

4 2 2

Price: $648,000
Method: Private Sale
Date: 10/01/2025
Property Type: House
Land Size: 671 sqm approx

Agent Comments



6 Pennyweight Pl CANADIAN 3350 (REI/VG)

4 2 2

Price: $645,000
Method: Private Sale
Date: 09/09/2024
Property Type: House
Land Size: 817 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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