

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

419 Joseph Street, Canadian Vic 3350

Indicative selling price

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

Single price

\$260,000

Median sale price

Median price

\$270,000

Property Type

Vacant land

Suburb

Canadian

Period - From

21/09/2025

to

20/09/2026

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	31 Stockade St BALLARAT EAST 3350	\$286,000	31/07/2026
2	36 Berrigan Dr BONSHAW 3352	\$260,000	04/06/2026
3	619 Kline St CANADIAN 3350	\$260,000	12/05/2026

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:

21/09/2026 09:04

419 Joseph Street, Canadian Vic 3350



Scott Petrie
03 53 334 322
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scott@trevorpetrie.com.au

Indicative Selling Price

\$260,000

Median Land Price

21/09/2025 - 20/09/2026: \$270,000



Property Type: Land
Land Size: 600 sqm approx
Agent Comments

Comparable Properties



31 Stockade St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$286,000
Method: Private Sale
Date: 31/07/2026
Property Type: Land
Land Size: 700 sqm approx



36 Berrigan Dr BONSHAW 3352 (REI)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 04/06/2026
Property Type: Land
Land Size: 469 sqm approx



619 Kline St CANADIAN 3350 (REI)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 12/05/2026
Property Type: Land
Land Size: 479 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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