

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 \$650,000 & \$690,000

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	1 Hale Av MOUNT CLEAR 3350	\$697,000	10/04/2026
2	8 Imperial Way CANADIAN 3350	\$700,000	23/03/2026
3	8 Barrington Ct MOUNT CLEAR 3350	\$680,000	03/02/2026

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:

18/05/2026 10:40



4
 2
 3

Property Type: House (Res)

Land Size: 802 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

March quarter 2026: \$642,500

Comparable Properties



1 Hale Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

4
 2
 3

Price: \$697,000

Method: Private Sale

Date: 10/04/2026

Property Type: House

Land Size: 1003 sqm approx



8 Imperial Way CANADIAN 3350 (REI/VG)

Agent Comments

4
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 2

Price: \$700,000

Method: Private Sale

Date: 23/03/2026

Property Type: House

Land Size: 511 sqm approx



8 Barrington Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments

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 2
 2

Price: \$680,000

Method: Private Sale

Date: 03/02/2026

Property Type: House

Land Size: 661 sqm approx

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