

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

5 Kevlar Close, Canadian Vic 3350

Indicative selling price

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

Range between \$525,000 & \$555,000

Median sale price

Median price \$505,000 Property Type Townhouse Suburb Canadian

Period - From 26/09/2025 to 25/09/2026 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	4 Kevlar CI CANADIAN 3350	\$512,000	04/08/2026
2	7/11 Caselli St BALLARAT EAST 3350	\$650,000	03/06/2026
3	3 Nuggety La BEAUFORT 3373	\$516,000	20/05/2026

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:

26/09/2026 11:28



3 2 2

Property Type: Residential
Townhouse
Agent Comments

Indicative Selling Price
\$525,000 - \$555,000
Median Townhouse Price
26/09/2025 - 25/09/2026: \$505,000

Comparable Properties

4 Kevlar CI CANADIAN 3350 (REI)

Agent Comments

3 2 2

Price: \$512,000
Method:
Date: 04/08/2026
Property Type: Townhouse (Single)

7/11 Caselli St BALLARAT EAST 3350 (REI)

Agent Comments

3 2 2

Price: \$650,000
Method:
Date: 03/06/2026
Property Type: Townhouse (Single)

3 Nuggety La BEAUFORT 3373 (REI)

Agent Comments

3 2 2

Price: \$516,000
Method:
Date: 20/05/2026
Property Type: Townhouse (Single)