

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

8 Miners Crescent, Canadian Vic 3350

Indicative selling price

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

Range between \$485,000

&

\$515,000

Median sale price

Median price \$441,250

Property Type Unit

Suburb Canadian

Period - From 01/04/2025

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	12 Millicent PI BALLARAT EAST 3350	\$460,000	15/12/2025
2	2 Nuggety La CANADIAN 3350	\$530,000	20/11/2025
3	31 Miners Cr BALLARAT EAST 3350	\$480,000	29/10/2025

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:

29/04/2026 10:24



2 2 1

Property Type: Townhouse
(Single)
Land Size: 120 sqm approx
Agent Comments

Indicative Selling Price
\$485,000 - \$515,000
Median Unit Price
Year ending March 2026: \$441,250

Comparable Properties



12 Millicent PI BALLARAT EAST 3350 (REI/VG)

Agent Comments

2 2 1

Price: \$460,000
Method: Private Sale
Date: 15/12/2025
Property Type: House (Res)
Land Size: 255 sqm approx

2 Nuggety La CANADIAN 3350 (VG)

Agent Comments

2 - -

Price: \$530,000
Method: Sale
Date: 20/11/2025
Property Type: House - Attached House N.E.C.
Land Size: 198 sqm approx

31 Miners Cr BALLARAT EAST 3350 (VG)

Agent Comments

2 - -

Price: \$480,000
Method: Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 188 sqm approx

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