

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 and
postcode

7 RAILWAY AVENUE KANIVA VIC 3419

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$59,000

&

\$65,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$187,000

Property type

House

Suburb

Kaniva

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

14 FRY STREET KANIVA VIC 3419	\$68,000	04-Jan-24
10 INDUSTRIAL DRIVE KANIVA VIC 3419	\$55,000	15-May-24
12 ROACHE STREET KANIVA VIC 3419	\$78,000	06-Feb-24

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: 27 October 2025



14 FRY STREET KANIVA VIC 3419

Sold Price

\$68,000

Sold Date

04-Jan-24



Distance

0.4km



10 INDUSTRIAL DRIVE KANIVA VIC 3419

Sold Price

\$55,000

Sold Date

15-May-24



Distance

0.68km



12 ROACHE STREET KANIVA VIC 3419

Sold Price

\$78,000

Sold Date

06-Feb-24



Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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