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	10 FLEMING STREET, MALMSBURY

Indicative selling price

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

	or range between	$749,000	&	$785,000

Median sale price

Median price	$815,000	Property type	HOUSE	MALMSBURY
Period - From	OCT 2025	to	SEPT 2026	Source: pricefinder

Comparable property sales

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. 40 MITCHELL STREET, MALMSBURY	$815,000	04/12/2025
2. 13 WALSH STREET, MALMSBURY	$730,000	08/05/2025
3. 48 ROSS STREET, MALMSBURY	$835,000	26/11/2025

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: 4 September 2026