

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

\$795,000

or range between

&

Median sale price

Median price

\$825,000

Property type

HOUSE

MALMSBURY

Period - From

MAR 2025

to

FEB 2026

Source



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. 20 DRAKE STREET, MALMSBURY	\$885,000	16/04/2025

- 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: 16th March 2026