

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

34 DAVY STREET MALMSBURY VIC 3446

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Malmsbury

Period-from

01 Nov 2024

to

31 Oct 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

6 BARKER STREET MALMSBURY VIC 3446	\$920,000	12-Dec-24
20 DRAKE STREET MALMSBURY VIC 3446	\$885,000	16-Apr-25
273 OLD DRUMMOND ROAD TARADALE VIC 3447	\$935,000	08-Aug-25

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: 19 November 2025



**6 BARKER STREET MALMSBURY
VIC 3446**

 4  2  2

Sold Price **\$920,000** Sold Date **12-Dec-24**

Distance **1.1km**



**20 DRAKE STREET MALMSBURY
VIC 3446**

 2  2  2

Sold Price **\$885,000** Sold Date **16-Apr-25**

Distance **2.36km**



**273 OLD DRUMMOND ROAD
TARADALE VIC 3447**

 4  2  6

Sold Price ^{RS} **\$935,000** ^{UN} Sold Date **08-Aug-25**

Distance **6.85km**

RS = Recent sale **UN** = Undisclosed Sale

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