

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

44 ROSS 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

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Malmsbury

Period-from

01 Feb 2025

to

31 Jan 2026

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

10 YOUNG STREET MALMSBURY VIC 3446	\$900,000	27-Dec-25
34 FOXES LANE KYNETON VIC 3444	\$900,000	12-Jun-25
89B MITCHELL STREET KYNETON VIC 3444	\$893,500	13-Jun-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: 04 February 2026

BROADHURST

Macedon Ranges | Central Highlands | Spa Country

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10 YOUNG STREET MALMSBURY VIC 3446

4 1 2

Sold Price

^{RS} **\$900,000** Sold Date **27-Dec-25**

Distance **0.27km**



34 FOXES LANE KYNETON VIC 3444

4 2 2

Sold Price

\$900,000 Sold Date **12-Jun-25**

Distance **7.6km**



89B MITCHELL STREET KYNETON VIC 3444

3 2 1

Sold Price

\$893,500 Sold Date **13-Jun-25**

Distance **7.66km**



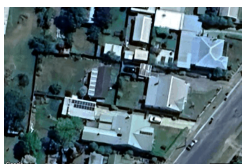
5 NEW STREET KYNETON VIC 3444

5 2 2

Sold Price

\$895,000 Sold Date **27-Nov-25**

Distance **9.22km**



5A NEW STREET KYNETON VIC 3444

3 1 -

Sold Price

Sold Date **27-Nov-25**

Distance **9.22km**



4 OAK RIDGE COURT KYNETON VIC 3444

3 2 4

Sold Price

^{RS} **\$900,000** Sold Date **17-Oct-25**

Distance **9.55km**

RS = Recent sale

UN = Undisclosed Sale

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