

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

19 MALCOLM STREET BACCHUS MARSH VIC 3340

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	\$679,000	&	\$709,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$600,000	Property type	House	Suburb	Bacchus Marsh
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
28 GRAHAM STREET BACCHUS MARSH VIC 3340	\$661,000	11-Jun-25
18 GEORGE STREET BACCHUS MARSH VIC 3340	\$660,000	04-Oct-24
3 DUGDALE STREET BACCHUS MARSH VIC 3340	\$690,000	17-Oct-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: 10 November 2025



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**28 GRAHAM STREET BACCHUS
MARSH VIC 3340**

3 1 4

Sold Price

\$661,000

Sold Date

11-Jun-25

Distance

0.61km



**18 GEORGE STREET BACCHUS
MARSH VIC 3340**

3 1 1

Sold Price

\$660,000

Sold Date

04-Oct-24

Distance

0.65km



**3 DUGDALE STREET BACCHUS
MARSH VIC 3340**

4 2 2

Sold Price

\$690,000

Sold Date

17-Oct-25

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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