

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

Robert Broadhurst

P 1300380980

M 0488300900

E robert@broadhurstproperty.com.au



10 YOUNG STREET MALMSBURY VIC 3446

Sold Price

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



Distance 0.27km



34 FOXES LANE KYNETON VIC 3444

Sold Price

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



Distance 7.6km



89B MITCHELL STREET KYNETON VIC 3444

Sold Price

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



Distance 7.66km



5 NEW STREET KYNETON VIC 3444

Sold Price

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



Distance 9.22km



5A NEW STREET KYNETON VIC 3444

Sold Price

Sold Date 27-Nov-25



Distance 9.22km



4 OAK RIDGE COURT KYNETON VIC 3444

Sold Price

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



Distance 9.55km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.