

3/6 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

176 Degraives Mill Drive, Malmsbury, 3446

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

or range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$825,000 Property type House Suburb Malmsbury

Period - From June 2025 to May 2026 Source Realestate.com.au

Comparable property sales

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: 2nd June 2026