Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Hughes Street, Malvern East Vic 3145

Indicative selling price

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

Range between $1,875,000 & $1,950,000

Median sale price

Median price $2,052,500 Property Type House Suburb Malvern East

Period - From 01/07/2025 to 30/06/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	92 Emo Rd MALVERN EAST 3145	$2,000,000	30/05/2026
2	83 Paxton St MALVERN EAST 3145	$1,999,000	07/03/2026
3	30 Bowen St MALVERN EAST 3145	$1,860,000	03/03/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/09/2026 17:05

5 Hughes Street, Malvern East Vic 3145

JellisCraig



4 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$1,875,000 - $1,950,000
Median House Price
Year ending June 2026: $2,052,500

Comparable Properties



92 Emo Rd MALVERN EAST 3145 (REI)

3 1 1

Price: $2,000,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 579 sqm approx

Agent Comments



83 Paxton St MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,999,000
Method: Auction Sale
Date: 07/03/2026
Rooms: 5
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



30 Bowen St MALVERN EAST 3145 (REI/VG)

3 3 4

Price: $1,860,000
Method: Private Sale
Date: 03/03/2026
Property Type: House
Land Size: 667 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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