Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 28/10/2026

Property offered for sale

Address
Including suburb and postcode: 38 Hughes Street, Malvern East Vic 3145

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	N/A	3	140	571

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price $1,850,000 or Range between &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price $1,850,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,950,000 Property type House Suburb Malvern East

Period: from 28/10/2025 to 27/10/2026 Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	5 Hughes St MALVERN EAST 3145		
Sale price	$1,850,000	Date of sale	17/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	3	N/A	515

Comparable property 2

Address	42 Ardrie Rd MALVERN EAST 3145		
Sale price	$1,810,000	Date of sale	10/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	1	N/A	325

Comparable property 3

Address	10 Fountaine Av MALVERN EAST 3145		
Sale price	$1,849,000	Date of sale	19/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	557

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=5e52f446be9dbab1298a52dd3a80d744

38 Hughes Street, Malvern East Vic 3145

3 1.5 3

Rooms: 6
Property Type: House
Land Size: 571 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000
Median House Price
28/10/2025 - 27/10/2026: $1,950,000

Comparable Properties

5 Hughes St MALVERN EAST 3145 (REI)

4 2 3

Price: $1,850,000
Method: Private Sale
Date: 17/09/2026
Property Type: House (Res)
Land Size: 515 sqm approx

Agent Comments

42 Ardrie Rd MALVERN EAST 3145 (REI)

3 2 1

Price: $1,810,000
Method: Sold Before Auction
Date: 10/09/2026
Property Type: House (Res)
Land Size: 325 sqm approx

Agent Comments

10 Fountaine Av MALVERN EAST 3145 (REI)

4 2 2

Price: $1,849,000
Method: Private Sale
Date: 19/08/2026
Property Type: House
Land Size: 557 sqm approx

Agent Comments

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