

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

1/33 Grenfell Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$585,000 & \$640,000

Median sale price

Median price \$1,190,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2025 to 31/12/2025 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	4/33 Grenfell Rd MOUNT WAVERLEY 3149	\$642,500	31/01/2026
2	2/3 Charles St MOUNT WAVERLEY 3149	\$661,000	28/02/2026
3	2/4 Vision St CHADSTONE 3148	\$640,000	10/12/2025

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:

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Indicative Selling Price

\$585,000 - \$640,000

Median Unit Price

December quarter 2025: \$1,190,000



2 1 1

Property Type: Unit

Agent Comments

Step beyond the classic façade of this private villa and discover a sanctuary where space, light and style come together effortlessly.

Comparable Properties



4/33 Grenfell Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

Price: \$642,500

Method:

Date: 31/01/2026

Property Type: Unit



2/3 Charles St MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

Price: \$661,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Unit

Land Size: 126 sqm approx



2/4 Vision St CHADSTONE 3148 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000

Method: Private Sale

Date: 10/12/2025

Property Type: Unit