

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

2 Pamay Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$2,800,000

&

\$3,000,000

Median sale price

Median price

\$1,563,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2026

to

31/03/2026

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.

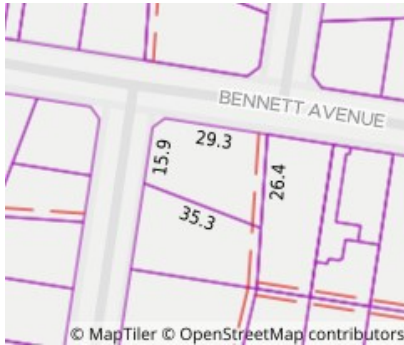
	Address of comparable property	Price	Date of sale
1	4 Capital Av GLEN WAVERLEY 3150	\$3,000,000	27/04/2026
2	636 Highbury Rd GLEN WAVERLEY 3150	\$2,838,888	09/03/2026
3	6 Inverell Av MOUNT WAVERLEY 3149	\$2,970,000	28/02/2026

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:

27/05/2026 17:27



Property Type: House

Land Size: 746 sqm approx

Agent Comments

Comparable Properties



4 Capital Av GLEN WAVERLEY 3150 (VG)



Price: \$3,000,000

Method: Sale

Date: 27/04/2026

Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments

5-5-2



636 Highbury Rd GLEN WAVERLEY 3150 (REI)



Price: \$2,838,888

Method: Sold Before Auction

Date: 09/03/2026

Property Type: House (Res)

Land Size: 655 sqm approx

Agent Comments



6 Inverell Av MOUNT WAVERLEY 3149 (REI)



Price: \$2,970,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 725 sqm approx

Agent Comments