

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

2a Grenfell Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2026

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	52 Winbirra Pde ASHWOOD 3147	\$1,255,000	02/04/2026
2	1/6 Imperial Av MOUNT WAVERLEY 3149	\$1,232,000	05/03/2026
3	1/7 Irving St MOUNT WAVERLEY 3149	\$1,104,000	14/02/2026

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:

06/07/2026 00:08



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2026: \$1,550,000

Comparable Properties



52 Winbirra Pde ASHWOOD 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,255,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 425 sqm approx



1/6 Imperial Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,232,000

Method: Auction Sale

Date: 05/03/2026

Property Type: Unit

Land Size: 350 sqm approx



1/7 Irving St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,104,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Unit