

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 Paynes Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,880,000

 &

\$2,050,000

Median sale price

Median price

\$1,365,000

 Property Type

Townhouse

 Suburb

Mount Waverley

Period - From

29/04/2025

 to

28/04/2026

 Source

Property Data

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	1/6 Virginia St MOUNT WAVERLEY 3149	\$1,800,000	28/03/2026
2	13b Russell Cr MOUNT WAVERLEY 3149	\$1,876,000	14/03/2026
3	13a Russell Cr MOUNT WAVERLEY 3149	\$2,000,000	18/03/2026

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:

29/04/2026 21:08

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Indicative Selling Price

\$1,880,000 - \$2,050,000

Median Townhouse Price

29/04/2025 - 28/04/2026: \$1,365,000



 4  3  2

Property Type: Town House

Land Size: 455 sqm approx

Agent Comments

Comparable Properties



1/6 Virginia St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,800,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 359 sqm approx



13b Russell Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

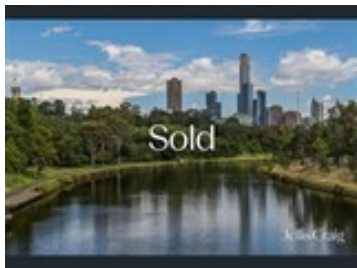
 4  3  2

Price: \$1,876,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)



13a Russell Cr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,000,000

Method: Private Sale

Date: 18/03/2026

Property Type: Townhouse (Single)

Land Size: 432 sqm approx

Account - Jellis Craig | P: 03 88498088



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