

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

36 Pamay Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$4,500,000

&

\$4,800,000

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	2 Pindari St GLEN WAVERLEY 3150	\$4,580,000	10/08/2026
2			
3			

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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Rooms: 10
Property Type:
Divorce/Estate/Family Transfers
Land Size: 923 sqm approx
Agent Comments

Indicative Selling Price
\$4,500,000 - \$4,800,000
Median House Price
June quarter 2026: \$1,550,000

Comparable Properties



2 Pindari St GLEN WAVERLEY 3150 (REI)

5 5 2

Price: \$4,580,000
Method: Private Sale
Date: 10/08/2026
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments
Smaller land and house but better location.

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.