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

Single price $643,000

Median sale price

Median price $1,181,000 Property Type Unit 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	2/3 Charles St MOUNT WAVERLEY 3149	$661,000	28/02/2026
2	2/4 Vision St CHADSTONE 3148	$640,000	10/12/2025
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: 04/05/2026 13:32

1/33 Grenfell Road, Mount Waverley Vic 3149

Dean Brooks
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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.

Indicative Selling Price
$643,000
Median Unit Price
March quarter 2026: $1,181,000

Comparable Properties



2/3 Charles St MOUNT WAVERLEY 3149 (REI/VG)

2 1 1

Price: $661,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Unit
Land Size: 126 sqm approx

Agent Comments



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

2 1 1

Price: $640,000
Method: Private Sale
Date: 10/12/2025
Property Type: Unit

Agent Comments

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.

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