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 $1,200,000 & $1,280,000

Median sale price

Median price $1,615,500 Property Type House Suburb Mount Waverley

Period - From 01/07/2025 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: 23/07/2026 23:09

2A Grenfell Road, Mount Waverley Vic 3149

Alan Zhang
0402200098
alanzhang@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 438 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,280,000
Median House Price
Year ending June 2026: $1,615,500

Comparable Properties



52 Winbirra Pde ASHWOOD 3147 (REI/VG)

3 2 2

Price: $1,255,000
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 425 sqm approx

Agent Comments



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

3 2 2

Price: $1,232,000
Method: Auction Sale
Date: 05/03/2026
Property Type: Unit
Land Size: 350 sqm approx

Agent Comments



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

3 2 2

Price: $1,104,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 88498088

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