

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 32 Pamay Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,563,000 Property Type House 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	3 Utah Rd GLEN WAVERLEY 3150	\$1,545,000	26/03/2026
2	16 Banbury St BURWOOD EAST 3151	\$1,495,000	21/03/2026
3	354 Highbury Rd MOUNT WAVERLEY 3149	\$1,425,000	10/03/2026

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: 13/04/2026 15:12

Alaine Fourie

8849 8088

0411 513 013

alainefourie@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

March quarter 2026: \$1,563,000



Property Type: House

Land Size: 726 sqm approx

Agent Comments

Comparable Properties



3 Utah Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,545,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 745 sqm approx

16 Banbury St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,495,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 740 sqm approx



354 Highbury Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,425,000

Method: Private Sale

Date: 10/03/2026

Property Type: House

Land Size: 723 sqm approx

Account - Jellis Craig | P: 03 88498088