

# 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 5 Pascall Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Mount Waverley

Period - From 03/03/2025 to 02/03/2026 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	77 Headingly Rd MOUNT WAVERLEY 3149	\$1,450,000	17/12/2025
2	2 Kay St MOUNT WAVERLEY 3149	\$1,525,000	06/12/2025
3	7 Sunhill Rd MOUNT WAVERLEY 3149	\$1,452,000	06/09/2025

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: 03/03/2026 12:08

Jared Wei  
03 8849 8088  
0413 260 872  
jaredwei@jellisrcraig.com.au



4 1 1

**Property Type:** House  
**Land Size:** 713 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
03/03/2025 - 02/03/2026: \$1,650,000

## Comparable Properties



77 Headingley Rd MOUNT WAVERLEY 3149 (REI/VG)

[Agent Comments](#)

3 1 1

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 17/12/2025  
**Property Type:** House (Res)  
**Land Size:** 759 sqm approx



2 Kay St MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

3 2 4

**Price:** \$1,525,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 914 sqm approx



7 Sunhill Rd MOUNT WAVERLEY 3149 (REI/VG)

[Agent Comments](#)

3 1 2

**Price:** \$1,452,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx

Account - Jellis Craig | P: 03 88498088