

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

1422/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,500

Property type

Unit

Suburb

Travancore

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

1214/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$360,000	13-May-25
1414/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$350,000	28-Jul-25
1516/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$355,000	07-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 02 September 2025

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**1214/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 2  1  1

Sold Price

\$360,000

Sold Date

13-May-25

Distance

0km

**1414/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 2  1  1

Sold Price

^{RS} **\$350,000**

Sold Date

28-Jul-25

Distance

0km

**1516/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 2  1  1

Sold Price

\$355,000

Sold Date

07-Jul-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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