

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

346/38 Mt Alexander Road, Travancore, VIC 3032

Indicative selling price

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

Single Price

\$365,000

Median sale price

Median price

\$370,000

Property Type

Apartment

Suburb

Travancore (3032)

Period - From

01/08/2025

to

31/07/2026

Source

realestate.com.au

Comparable property sales

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
452/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$366,000	03/06/2026
547/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$360,000	25/06/2026
444/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$363,000	26/06/2026

This Statement of Information was prepared on:

11/08/2026

