

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	718/38 Mt Alexander Road, Travancore, VIC 3032
Including suburb and postcode	

Indicative selling price

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

Price Range	\$420,000	&	\$449,990
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Median sale price

Median price	\$355,000	Property Type	House	Suburb	Travancore (3032)
Period - From	11/04/2025	to	11/11/2025	Source	REIV

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
717/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$400,000	30/10/2025
2410/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$400,000	14/10/2025
404/66 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$480,000	07/08/2025

This Statement of Information was prepared on: 11/11/2025