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	1406/18 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	$366,000	Property type	Unit	Suburb	Travancore
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
1718/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	$345,000	07-Apr-25
1419/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	$351,525	29-Aug-24

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: 20 May 2025

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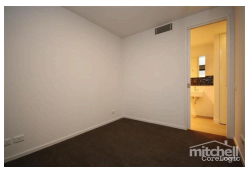


1718/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

2 1 1

Sold Price RS **$345,000** Sold Date **07-Apr-25**

Distance **0km**



1419/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

2 1 1

Sold Price **$351,525** Sold Date **29-Aug-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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