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	7/182 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Range between $430,000 & $470,000

Median sale price

Median price $355,000 Property Type Unit Suburb Travancore

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	15/31 Norwood St FLEMINGTON 3031	$442,000	09/09/2025
2	2/36 Maribyrnong Rd MOONEE PONDS 3039	$460,000	25/08/2025
3	13/42-44 Shiel St NORTH MELBOURNE 3051	$475,000	18/08/2025

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: 09/10/2025 09:23

7/182 Mt Alexander Road, Travancore Vic 3032

Carmel Morganti
04386654145
carmelmorganti@jelliscraig.com.au



2 1 2

Rooms: 3
Property Type: Apartment

Indicative Selling Price
$430,000 - $470,000
Median Unit Price
Year ending September 2025: $355,000

Agent Comments

Neat and Light-Filled Apartment with 2 car spaces approx. 3km to the CBD.

Comparable Properties



15/31 Norwood St FLEMINGTON 3031 (REI)

2 1 1

Price: $442,000
Method: Private Sale
Date: 09/09/2025
Property Type: Apartment

Agent Comments

Comparable but lower density and one less carpark



2/36 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: $460,000
Method: Private Sale
Date: 25/08/2025
Property Type: Unit

Agent Comments

Comparable but one less carpark.



13/42-44 Shiel St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $475,000
Method: Private Sale
Date: 18/08/2025
Property Type: Apartment

Agent Comments

Comparable but one less car park.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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