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	4/76 Baroda Street, Travancore Vic 3032

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $371,500 Property Type Unit Suburb Travancore

Period - From 01/07/2025 to 30/06/2026 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	28 Emu La PARKVILLE 3052	$825,000	31/07/2026
2	10/26 Sandown Rd ASCOT VALE 3032	$840,000	19/06/2026
3	4/14 Yates La PARKVILLE 3052	$855,000	11/05/2026

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: 04/09/2026 11:34

4/76 Baroda Street, Travancore Vic 3032

JellisCraig

Kieran Moloney
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3 1 2

Rooms: 5
Property Type: Townhouse

Agent Comments

Older style townhouse offering 3 bed, 1 bath & 2 car.

Indicative Selling Price
$750,000 - $820,000
Median Unit Price
Year ending June 2026: $371,500

Comparable Properties



28 Emu La PARKVILLE 3052 (REI)

3 2 1

Price: $825,000
Method: Private Sale
Date: 31/07/2026
Property Type: Townhouse (Res)

Agent Comments

Offers an extra bathroom.



10/26 Sandown Rd ASCOT VALE 3032 (REI/VG)

3 3 2

Price: $840,000
Method: Sold Before Auction
Date: 19/06/2026
Property Type: Townhouse (Res)

Agent Comments

Newer property with 2 extra baths.

4/14 Yates La PARKVILLE 3052 (VG)

3 - -

Price: $855,000
Method: Sale
Date: 11/05/2026
Property Type: Townhouse (Single)

Agent Comments

Newer property with a rooftop terrace.

REIV THE DIFFERENCE | propertydata.com.au

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