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	26/68 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Range between $599,000 & $630,000

Median sale price

Median price $340,000 Property Type Unit Suburb Travancore

Period - From 01/04/2023 to 31/03/2024 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	27/2 Newmarket Way FLEMINGTON 3031	$631,000	06/02/2024
2	6/447 Brunswick Rd BRUNSWICK WEST 3055	$614,500	24/02/2024
3	15/55 Dover St FLEMINGTON 3031	$612,500	09/03/2024

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: 20/04/2024 17:12

26/68 Mt Alexander Road, Travancore Vic 3032

Carmel Morganti
04386654145
carmelmorganti@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Large Ground Floor Apartment with Park views on the city fridge with secure parking

Indicative Selling Price
$599,000 - $630,000
Median Unit Price
Year ending March 2024: $340,000

Comparable Properties



27/2 Newmarket Way FLEMINGTON 3031 (REI/VG)

2 1 1

Price: $631,000
Method: Sold Before Auction
Date: 06/02/2024
Property Type: Unit

Agent Comments

Similar size apartments in the same location but Newmarket way has one less bathroom.



6/447 Brunswick Rd BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $614,500
Method: Auction Sale
Date: 24/02/2024
Property Type: Unit

Agent Comments

Similar main road locations, but much smaller, dated interior,one less bathroom and inferior Vista.



15/55 Dover St FLEMINGTON 3031 (REI)

2 1 1

Price: $612,500
Method: Private Sale
Date: 09/03/2024
Property Type: Unit

Agent Comments

Both large apartments but smaller out door area, one less bathroom, inferior vista.

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