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	77-79 Mooltan Street, Travancore Vic 3032

Indicative selling price

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

Single price $2,475,000

Median sale price

Median price $1,900,000 Property Type House Suburb Travancore

Period - From 01/04/2024 to 31/03/2025 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	75 Vine St MOONEE PONDS 3039	$2,350,000	01/04/2025
2	48 Middle St ASCOT VALE 3032	$2,450,000	24/03/2025
3	11 Holberg St MOONEE PONDS 3039	$2,435,000	25/02/2025

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: 19/05/2025 16:19

77-79 Mooltan Street, Travancore Vic 3032

Nelson Alexander



4 2 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,475,000
Median House Price
Year ending March 2025: $1,900,000

Comparable Properties



75 Vine St MOONEE PONDS 3039 (REI)

4 2 4

Price: $2,350,000
Method: Auction Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 455 sqm approx

Agent Comments



48 Middle St ASCOT VALE 3032 (REI)

4 2 2

Price: $2,450,000
Method: Sold Before Auction
Date: 24/03/2025
Property Type: House (Res)
Land Size: 469 sqm approx

Agent Comments



11 Holberg St MOONEE PONDS 3039 (REI)

4 2 2

Price: $2,435,000
Method: Sold Before Auction
Date: 25/02/2025
Property Type: House (Res)
Land Size: 794 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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