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	126/68 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Range between $595,000 & $640,000

Median sale price

Median price $355,000 Property Type Unit Suburb Travancore

Period - From 01/07/2025 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	99/108-124 Union St BRUNSWICK 3056	$640,250	15/09/2025
2	13/132 Princes St FLEMINGTON 3031	$621,000	28/08/2025
3	102/72 Altona St KENSINGTON 3031	$625,000	31/07/2025

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: 22/10/2025 12:13

126/68 Mt Alexander Road, Travancore Vic 3032

JellisCraig

Carmel Morganti
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2 2 1

Property Type: Apartment

Agent Comments

Very large park facing apartment on the city fringe.

Indicative Selling Price
$595,000 - $640,000
Median Unit Price
September quarter 2025: $355,000

Comparable Properties



99/108-124 Union St BRUNSWICK 3056 (REI)

2 1 1

Price: $640,250
Method: Private Sale
Date: 15/09/2025
Property Type: Apartment

Agent Comments

Comparable but smaller internals with one less bathroom.



13/132 Princes St FLEMINGTON 3031 (REI)

2 2 1

Price: $621,000
Method: Private Sale
Date: 28/08/2025
Property Type: Apartment

Agent Comments

Comparable. New build but smaller internal



102/72 Altona St KENSINGTON 3031 (REI/VG)

2 1 1

Price: $625,000
Method: Private Sale
Date: 31/07/2025
Property Type: Apartment

Agent Comments

Comparable and same age. Smaller internal with only one bathroom but large balcony.

REIV THE DIFFERENCE

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