

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

100 Baroda Street, Travancore Vic 3032

Indicative selling price

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

Range between \$980,000 & \$1,075,000

Median sale price

Median price \$1,722,000 Property Type House Suburb Travancore

Period - From 03/07/2024 to 02/07/2025 Source Property Data

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	10 Filson St ASCOT VALE 3032	\$1,060,000	02/07/2025
2	36 Bank St ASCOT VALE 3032	\$1,039,500	31/05/2025
3	4 Canterbury St MOONEE PONDS 3039	\$1,035,000	29/03/2025

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:

03/07/2025 09:28



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Property Type: House (Res)
Land Size: 316 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,075,000
Median House Price
03/07/2024 - 02/07/2025: \$1,722,000

Comparable Properties



10 Filson St ASCOT VALE 3032 (REI)

Agent Comments

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Price: \$1,060,000
Method: Private Sale
Date: 02/07/2025
Property Type: House



36 Bank St ASCOT VALE 3032 (REI)

Agent Comments

 2  1  1

Price: \$1,039,500
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)



4 Canterbury St MOONEE PONDS 3039 (REI/VG)

Agent Comments

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Price: \$1,035,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 248 sqm approx

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