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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$980,000		&		\$1,075,000			
Median sale p	rice							
Median price	\$1,722,000	Pro	operty Type	Hou	se		Suburb	Travancore
Period - From	03/07/2024	to	02/07/2025		So	urce	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.

Ade	dress 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



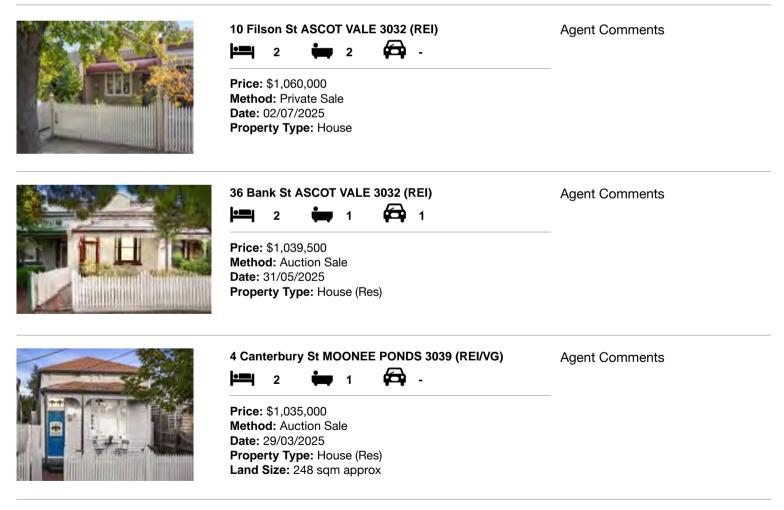






Property Type: House (Res) **Land Size:** 316 sqm approx Agent Comments Indicative Selling Price \$980,000 - \$1,075,000 Median House Price 03/07/2024 - 02/07/2025: \$1,722,000

Comparable Properties



Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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