

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

1318/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,500

Property type

Unit

Suburb

Travancore

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

1214/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$360,000	13-May-25
1718/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$345,000	27-Mar-25
2313/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$440,000	19-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 12 July 2025



1214/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032

2 1 1

Sold Price **\$360,000** Sold Date **13-May-25**

Distance **0km**



1718/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032

2 1 1

Sold Price **\$345,000** Sold Date **27-Mar-25**

Distance **0km**



2313/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032

2 1 -

Sold Price **\$440,000** Sold Date **19-Feb-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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