

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

404/66 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$355,000 Property Type Unit Suburb Travancore

Period - From 01/07/2024 to 30/06/2025 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	704/67 Galada Av PARKVILLE 3052	\$500,000	11/06/2025
2	201/66 Mt Alexander Rd TRAVANCORE 3032	\$503,000	05/04/2025
3	708/39 Racecourse Rd NORTH MELBOURNE 3051	\$480,000	15/02/2025

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:

11/07/2025 15:55

404/66 Mt Alexander Road, Travancore Vic 3032

**Jellis
Craig**

Jerome Feery

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Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending June 2025: \$355,000



2 2 1

Property Type: Apartment

Agent Comments

bedroom, 2 bathroom apartment

Comparable Properties



704/67 Galada Av PARKVILLE 3052 (REI)

2 2 1

Price: \$500,000

Method: Private Sale

Date: 11/06/2025

Property Type: Apartment

Agent Comments

Comparable location, comparable accommodation, similar interior, similar parking.



201/66 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

2 2 1

Price: \$503,000

Method: Private Sale

Date: 05/04/2025

Property Type: Apartment

Agent Comments

Comparable location, comparable accommodation, similar interior, similar parking.



708/39 Racecourse Rd NORTH MELBOURNE 3051 (REI/VG)

2 2 1

Price: \$480,000

Method: Private Sale

Date: 15/02/2025

Property Type: Apartment

Agent Comments

Comparable location, comparable accommodation, similar interior, similar parking.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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