

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

108/88 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$445,000

Property Type Unit

Suburb Travancore

Period - From 01/10/2025

to 31/12/2025

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	1008/61 Galada Av PARKVILLE 3052	\$520,000	10/11/2025
2	611/1 Ascot Vale Rd FLEMINGTON 3031	\$570,000	23/10/2025
3	1418/1 Ascot Vale Rd FLEMINGTON 3031	\$558,000	01/10/2025

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:

26/02/2026 13:23

Adam Hicks

8378 0500

0438 066 259

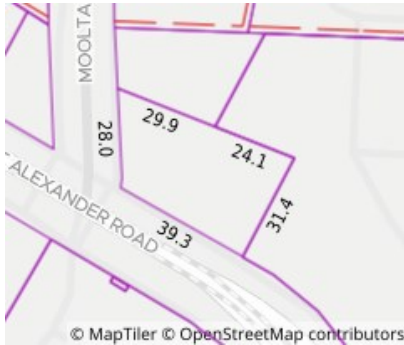
adamhicks@jellisrcraig.com.au

Indicative Selling Price

\$525,000 - \$575,000

Median Unit Price

December quarter 2025: \$445,000

**Property Type:** Unit**Agent Comments**

Two bedroom, two bathroom and one carspace

Comparable Properties

**1008/61 Galada Av PARKVILLE 3052 (REI/VG)****Price:** \$520,000**Method:** Private Sale**Date:** 10/11/2025**Property Type:** Apartment**Agent Comments**

Same accommodation and internal condition

**611/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)****Price:** \$570,000**Method:** Private Sale**Date:** 23/10/2025**Rooms:** 4**Property Type:** Apartment**Agent Comments**

Same accommodation and internal condition

**1418/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)****Price:** \$558,000**Method:** Private Sale**Date:** 01/10/2025**Property Type:** Apartment**Agent Comments**

Same accommodation (one more carspace) and internal condition

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