

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

1609/18 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

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

Property type

Unit

Suburb

Travancore

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

922/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$380,000	27-Feb-26
1122/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$380,000	17-Mar-26
1313/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$438,000	22-Dec-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: 24 March 2026

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**922/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 2  1  1

Sold Price ^{RS} **\$380,000** Sold Date **27-Feb-26**

Distance **0km**



**1122/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 2  1  1

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **17-Mar-26**

Distance **0km**



**1313/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 2  1  1

Sold Price **\$438,000** Sold Date **22-Dec-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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