

## 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

1702/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Travancore

Period-from

01 Jul 2025

to

30 Jun 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 1613/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032 | \$440,000 | 23-Mar-26 |
| 1722/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032 | \$395,000 | 23-Mar-26 |
| 3/188 MT ALEXANDER ROAD TRAVANCORE VIC 3032   | \$425,000 | 06-Feb-26 |

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.

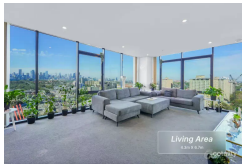
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**1613/18 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

1 1 1

Sold Price **\$440,000** Sold Date **23-Mar-26**Distance **0km****1722/18 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

2 1 1

Sold Price **\$395,000** Sold Date **23-Mar-26**Distance **0km****3/188 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

2 1 1

Sold Price **\$425,000** Sold Date **06-Feb-26**Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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