

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

314/62 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 \$380,000

Property Type Unit

Suburb Travancore

Period - From 01/04/2025

to 31/03/2026

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	208/64 Macaulay Rd NORTH MELBOURNE 3051	\$517,000	14/05/2026
2	201/30 Rankins Rd KENSINGTON 3031	\$537,000	24/04/2026
3	101/50 Altona St KENSINGTON 3031	\$485,000	17/04/2026

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:

27/05/2026 10:43

Zach Sianos

03 8378 0500

0477 801 177

zachsianos@jellisrcraig.com.au

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending March 2026: \$380,000



2 2 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

2 bedroom apartment over looking Debney's park.

Comparable Properties



208/64 Macaulay Rd NORTH MELBOURNE 3051 (REI)

2 1 1

Agent Comments

Modern style block.

Price: \$517,000

Method: Private Sale

Date: 14/05/2026

Property Type: Apartment



201/30 Rankins Rd KENSINGTON 3031 (REI)

2 1 1

Agent Comments

Modern style apartment block.

Price: \$537,000

Method: Private Sale

Date: 24/04/2026

Property Type: Apartment



101/50 Altona St KENSINGTON 3031 (REI)

2 1 1

Agent Comments

Modern style apartment block

Price: \$485,000

Method: Private Sale

Date: 17/04/2026

Property Type: Apartment

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