

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

348/38 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

\$370,000

Property type

Unit

Suburb

Travancore

Period-from

01 Sep 2025

to

31 Aug 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

364/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$382,500	12-Jun-26
243/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$365,000	13-Mar-26
452/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$366,000	15-May-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.~~

This Statement of Information was prepared on: 08 September 2026



**364/38 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 2  1  1

Sold Price **\$382,500** Sold Date **12-Jun-26**

Distance **0km**



**243/38 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 2  1  1

Sold Price **\$365,000** Sold Date **13-Mar-26**

Distance **0km**



**452/38 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 2  1  1

Sold Price **\$366,000** Sold Date **15-May-26**

Distance **0km**

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

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