

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

4/76 Baroda Street, Travancore Vic 3032

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$371,500

Property Type

Unit

Suburb

Travancore

Period - From

01/07/2025

to

30/06/2026

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	10/26 Sandown Rd ASCOT VALE 3032	\$840,000	19/06/2026
2	5/42 Middle St ASCOT VALE 3032	\$877,000	21/02/2026
3	14 Mciver PI KENSINGTON 3031	\$755,000	17/02/2026

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:

27/07/2026 15:09

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Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

Year ending June 2026: \$371,500



3 1 2

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Older style townhouse offering 3 bed, 1 bath & 2 car.

Comparable Properties



10/26 Sandown Rd ASCOT VALE 3032 (REI)

3 3 2

Price: \$840,000

Method: Sold Before Auction

Date: 19/06/2026

Property Type: Townhouse (Res)

Agent Comments

Newer property with 2 extra baths.



5/42 Middle St ASCOT VALE 3032 (REI/VG)

3 1 1

Price: \$877,000

Method: Sold Before Auction

Date: 21/02/2026

Property Type: Townhouse (Res)

Agent Comments

Larger floor-plan & courtyard. 1 less car space.



14 Mciver PI KENSINGTON 3031 (REI/VG)

3 1 1

Price: \$755,000

Method: Private Sale

Date: 17/02/2026

Property Type: Townhouse (Res)

Agent Comments

Similar size. 1 less car space.

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