

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

545/38 Mt Alexander Road, Travancore, VIC 3032

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$380,000

&

\$399,990

Median sale price

Median price

\$3,625,000

Property Type

House

Suburb

Travancore (3032)

Period - From

10/03/2026

to

10/09/2026

Source

REIV

Comparable property sales

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 |
|------------------------------------------------|-----------|--------------|
| 1702/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032 | \$395,000 | 28/08/2026   |
| 451/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032  | \$363,000 | 04/07/2026   |
| 364/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032  | \$382,500 | 18/06/2026   |

This Statement of Information was prepared on: 10/09/2026

