

## 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

2119/18 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

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Travancore

Period-from

01 Feb 2025

to

31 Jan 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

|   |           |           |
|---|-----------|-----------|
| 853/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032  | \$380,000 | 29-Dec-25 |
| 852/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032  | \$425,000 | 25-Jan-25 |
| 1202/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032 | \$380,000 | 11-Aug-25 |

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: 26 February 2026



**853/18 MT ALEXANDER ROAD  
 TRAVANCORE VIC 3032**

 2  1  1

Sold Price **\$380,000** Sold Date **29-Dec-25**

Distance **0km**



**852/18 MT ALEXANDER ROAD  
 TRAVANCORE VIC 3032**

 2  1  1

Sold Price **\$425,000** Sold Date **25-Jan-25**

Distance **0km**



**1202/18 MT ALEXANDER ROAD  
 TRAVANCORE VIC 3032**

 2  1  1

Sold Price **\$380,000** Sold Date **11-Aug-25**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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