

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 52 Madura Street, Travancore Vic 3032

Indicative selling price

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

Range between \$1,700,000 & \$1,790,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Travancore

Period - From 23/02/2025 to 22/02/2026 Source Property Data

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	8 Lorne St MOONEE PONDS 3039	\$1,785,000	25/10/2025
2	101-103 Mooltan St TRAVANCORE 3032	\$1,850,000	15/11/2025
3	52 Lambeth St KENSINGTON 3031	\$1,725,000	29/11/2025

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: 23/02/2026 13:32

Adam Hicks
8378 0500

0438 066 259

adamhicks@jellisrcraig.com.au



4 2 2

Property Type: House (Res)

Agent Comments

Renovated 4 bedroom house, 2 bathroom and off street parking for two cars.

Indicative Selling Price

\$1,700,000 - \$1,790,000

Median House Price

23/02/2025 - 22/02/2026: \$1,250,000

Comparable Properties



8 Lorne St MOONEE PONDS 3039 (REI/VG)

4 2 -

Price: \$1,785,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 400 sqm approx

Agent Comments

Similar accommodation and internal condition (one less car space), property has a pool.



101-103 Mooltan St TRAVANCORE 3032 (REI)

4 1 3

Price: \$1,850,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 646 sqm approx

Agent Comments

Same suburb, Similar accommodation (one less bathroom), inferior internal condition, superior land size.



52 Lambeth St KENSINGTON 3031 (REI)

4 2 3

Price: \$1,725,000

Method: Private Sale

Date: 29/11/2025

Property Type: House

Land Size: 238 sqm approx

Agent Comments

Similar accommodation and internal condition.

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