

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

163/38 Mt Alexander Road, Travancore, VIC 3032

Indicative selling price

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

Single Price

\$369,990

Median sale price

Median price

\$362,500

Property Type

House

Suburb

Travancore (3032)

Period - From

11/03/2026

to

11/09/2026

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
451/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$363,000	04/07/2026
547/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$360,000	25/06/2026
444/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$363,000	23/06/2026

This Statement of Information was prepared on:

11/09/2026

