

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

31 Graves Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$2,250,000

&

\$2,400,000

Median sale price

Median price

\$1,871,000

Property Type

House

Suburb

Essendon

Period - From

01/10/2025

to

31/12/2025

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	2/143a Roberts St ESSENDON 3040	\$2,400,000	20/11/2025
2	2 Knoll PI KEILOR EAST 3033	\$2,300,000	15/09/2025
3			

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:

04/03/2026 10:53

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4 4 3

Property Type: House

Agent Comments

Indicative Selling Price

\$2,250,000 - \$2,400,000

Median House Price

December quarter 2025: \$1,871,000

Comparable Properties



2/143a Roberts St ESSENDON 3040 (REI)

Agent Comments

4 3 2

Price: \$2,400,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 390 sqm approx



2 Knoll Pl KEILOR EAST 3033 (REI/VG)

Agent Comments

4 4 2

Price: \$2,300,000

Method: Private Sale

Date: 15/09/2025

Property Type: House

Land Size: 443 sqm approx

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. No other side by side properties have sold within the two kilometre radius in the past six months other than 2 Knoll Place, Keilor East and 2/143A Roberts Street, Essendon.

Account - Whitefox Real Estate | P: 96459699



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