

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,450,000 & \$2,650,000

### 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	6 Marco Polo St ESSENDON 3040	\$2,750,000	22/01/2026
2	2/143a Roberts St ESSENDON 3040	\$2,400,000	20/11/2025
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.

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Nick Eres  
0498 032 998  
nick@whitefoxrealestate.com.au



 3  2  2

**Property Type:** House (Res)

**Land Size:** 858 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,450,000 - \$2,650,000

**Median House Price**

December quarter 2025: \$1,871,000

## Comparable Properties



**6 Marco Polo St ESSENDON 3040 (REI)**

Agent Comments

 4  4  4

**Price:** \$2,750,000

**Method:** Private Sale

**Date:** 22/01/2026

**Property Type:** House

**Land Size:** 396 sqm approx



**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

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 kilometer radius in the past six months other than 6 Marco Polo Street, Essendon and 2/143A Roberts Street, Essendon.

Account - Whitefox Real Estate | P: 96459699



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