

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 Alfred Road, Essendon Vic 3040

Indicative selling price

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

Single price

\$2,399,000

Median sale price

Median price

\$1,875,000

Property Type

House

Suburb

Essendon

Period - From

01/07/2025

to

30/09/2025

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	65 Glenview Rd STRATHMORE 3041	\$2,200,000	23/10/2025
2	48 Carrington St PASCOE VALE SOUTH 3044	\$2,375,000	25/09/2025
3	9 Kilburn St STRATHMORE 3041	\$2,600,000	03/06/2025

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:

29/11/2025 12:27

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4 2 4

Property Type: House
Land Size: 651 sqm approx
Agent Comments

Indicative Selling Price
\$2,399,000
Median House Price
September quarter 2025: \$1,875,000

Comparable Properties



65 Glenview Rd STRATHMORE 3041 (REI)

Agent Comments

4 2 2

Price: \$2,200,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: House (Res)
Land Size: 650 sqm approx



48 Carrington St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

4 3 2

Price: \$2,375,000
Method: Private Sale
Date: 25/09/2025
Property Type: House



9 Kilburn St STRATHMORE 3041 (REI)

Agent Comments

5 4 4

Price: \$2,600,000
Method: Private Sale
Date: 03/06/2025
Property Type: House
Land Size: 857 sqm approx

Account - Whitefox Real Estate | P: 96459699



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