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	31 Alfred Road, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,200,000	&	\$2,400,000

Median sale price

Median price	\$1,875,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	48 Carrington St PASCOE VALE SOUTH 3044	\$2,375,000	25/09/2025
2	9 Kilburn St STRATHMORE 3041	\$2,600,000	03/06/2025
3	3 Head St STRATHMORE 3041	\$2,560,000	24/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/10/2025 12:48



WHITEFOX

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Indicative Selling Price \$2,200,000 - \$2,400,000 **Median House Price** September quarter 2025: \$1,875,000



Rooms: 9

Property Type: House Land Size: 634 sqm approx

Agent Comments

Comparable Properties



48 Carrington St PASCOE VALE SOUTH 3044 (REI)

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



9 Kilburn St STRATHMORE 3041 (REI)

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



3 Head St STRATHMORE 3041 (REI/VG)

Price: \$2,560,000 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res) Land Size: 650 sqm approx **Agent Comments**

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