

# 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 Darling Street, Fairfield Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$1,675,000 Property Type House Suburb Fairfield

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 | 10 Tower Av ALPHINGTON 3078    | \$2,600,000 | 06/12/2025   |
| 2 | 38 Kelvin Rd ALPHINGTON 3078   | \$2,720,000 | 12/12/2025   |
| 3 | 18 Bennett St ALPHINGTON 3078  | \$2,900,000 | 27/09/2025   |

**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:

03/03/2026 16:54

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**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

December quarter 2025: \$1,675,000



5 2 2

**Property Type:** House

**Land Size:** 746 sqm approx

Agent Comments

## Comparable Properties



**10 Tower Av ALPHINGTON 3078 (REI/VG)**

Agent Comments

5 3 2

**Price:** \$2,600,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 648 sqm approx



**38 Kelvin Rd ALPHINGTON 3078 (REI)**

Agent Comments

5 2 2

**Price:** \$2,720,000

**Method:** Private Sale

**Date:** 12/12/2025

**Property Type:** House

**Land Size:** 599 sqm approx



**18 Bennett St ALPHINGTON 3078 (REI/VG)**

Agent Comments

5 3 3

**Price:** \$2,900,000

**Method:** Sold Before Auction

**Date:** 27/09/2025

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

Account - Jellis Craig | P: 03 9403 9300