

Graffiti Removal Melbourne: Fast, Professional Removal for Commercial and Residential Properties

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Description:

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Details:

Graffiti is a problem that compounds itself. A tagged wall that stays tagged for days sends a signal: this property is unmonitored. That signal attracts more tagging, more vandalism, and a gradual deterioration of the property's appearance and perceived safety. The longer graffiti remains, the harder it is to remove — and the more it costs to deal with.

Realcorp Commercial Cleaning provides professional graffiti removal services across Melbourne for commercial properties, strata buildings, retail premises, industrial facilities, and residential properties. Our specialist team responds promptly, applies the right removal method for the surface, and can arrange ongoing protection to reduce the cost and difficulty of future incidents.

Who Is Realcorp Commercial Cleaning?

Realcorp is a Melbourne-based, family-owned, owner-operated commercial cleaning company. Our specialist division — led by Cesar Vasquez, Head Specialist Cleaner — handles graffiti removal as part of a broader suite of specialist services.

All staff are directly employed by Realcorp. No subcontractors. Every technician is police-cleared, trained on our equipment, and accountable to our quality guarantee. If the result isn't what we've committed to, we rectify or refund.

Why Speed Matters with Graffiti

Graffiti paint bonds to porous surfaces (brick, concrete, render) progressively as it cures and the pigments penetrate the substrate. In the first hours after application, paint sits primarily on the surface — removal is relatively straightforward. After 24-48 hours, pigment has begun to migrate into the substrate and removal becomes more difficult. After weeks, the paint is fully cured and deeply embedded — removal may be incomplete even with aggressive treatment.

Speed matters for another reason: visible graffiti signals vulnerability. Properties with prompt graffiti removal show they are actively monitored and maintained. Properties with graffiti left in place attract further incidents — "vandal creep" — where a single tag becomes a progressively larger problem.

For businesses, graffiti also sends an unwanted message to clients and visitors about the security and management of the premises.

Graffiti Removal Methods

There is no single method that works on all surfaces and all paint types. Realcorp assesses each job and selects the appropriate approach:

Chemical Removal Solvent-based or alkaline chemical products are applied to the graffiti, allowed to dwell, and then worked into the surface. The chemicals penetrate the paint layer and break the bond between paint and substrate, allowing removal by wiping, scrubbing, or rinsing.

Chemical removal is the preferred first approach for most porous surfaces — brick, concrete, render, stone — because it minimises abrasion and reduces the risk of surface damage. The chemistry selected depends on the paint type (aerosol spray paint, marker, latex, enamel) and the substrate.

Pressure Washing High-pressure water is used to remove loosened paint following chemical pre-treatment, or as a standalone method for fresher graffiti on robust surfaces like concrete. Pressure is calibrated to the surface — too much pressure on render or painted brick can cause more damage than the graffiti itself.

Realcorp often combines chemical treatment and pressure washing for best results.

Abrasive Methods For stubborn, deeply cured paint or situations where chemical and pressure methods are insufficient, controlled abrasive cleaning — using fine abrasive media or mechanical abrasion — can remove graffiti without damaging the substrate. This approach requires care and expertise to avoid surface damage.

Overpainting In some situations — particularly where graffiti covers a large area, the surface is already painted, or the substrate is non-porous — overpainting (painting over the graffiti with a matching colour) is the most practical solution. Realcorp can advise when this is the appropriate approach and can coordinate the work.

Different Surfaces, Different Approaches

Surface type significantly affects both the removal method and the likely outcome:

****Brick:**** A common target for graffiti. Porous, and paint penetrates the texture over time. Chemical removal followed by pressure washing is typically effective. Very old or porous brick may retain some ghosting even after successful treatment.

****Rendered surfaces:**** Render varies in porosity and hardness. Soft or aged render is easily damaged by high pressure or abrasives. Chemical methods and low-pressure washing are used. Some cases require overpainting.

****Painted surfaces:**** Where the substrate is already painted, chemical solvents risk lifting the existing paint. Careful product selection is required, or overpainting is the more practical approach.

****Metal (roller doors, fencing, signage):**** Metal surfaces don't absorb paint, making chemical removal generally effective. The main risk is damage to existing surface coatings if incorrect solvents are used.

****Glass:**** Specialist glass-safe products and razor-blade technique are used for graffiti on glass surfaces. Scratching is a risk if incorrect technique is used.

****Timber:**** Paint penetrates timber grain over time. Early removal is far more successful. Chemical removal is used with caution to avoid timber staining.

Anti-Graffiti Coating: Protection for Future Incidents

After graffiti removal, Realcorp can apply an anti-graffiti protective coating to the treated surface. These coatings work in two ways:

****Sacrificial coatings:**** A clear coating that bonds to the surface. When graffiti is applied and subsequently removed (using water or mild chemicals), the top layer of the coating comes away with

the paint — leaving the substrate protected. The coating is then reapplied.

****Permanent coatings:**** A harder, more durable coating that prevents paint from bonding effectively. Graffiti can be removed with appropriate chemicals without removing the coating, making future removal faster and cheaper.

Anti-graffiti coatings are particularly cost-effective on repeat-target surfaces — a wall that gets tagged regularly can become significantly cheaper to maintain with a coating than without.

Frequently Asked Questions

****How quickly can graffiti be removed?*** Realcorp aims to respond to graffiti removal requests promptly — ideally within 24-48 hours for commercial clients. The actual removal process depends on the surface area, paint type, and substrate, but most standard graffiti jobs (a single wall or surface) are completed within a few hours. Contact us on 1300 307 298 for urgent graffiti situations.

****Does graffiti removal damage the surface underneath?*** When carried out correctly with appropriate methods for the specific surface, graffiti removal should not damage the substrate. Realcorp technicians assess the surface before starting and select the method that minimises risk. On certain surfaces (very soft render, aged or deteriorating brick), complete removal without any surface impact may not be achievable — your technician will advise honestly before proceeding.

****What surfaces can graffiti be removed from?*** Realcorp removes graffiti from brick, concrete, rendered surfaces, metal (roller doors, fencing, gates), glass, painted timber and metal, and most external building surfaces. Each surface requires a different approach. Some very porous or aged surfaces may retain some paint ghosting even after successful treatment — this is disclosed before work commences.

****Can you remove graffiti from a large area?*** Yes. Realcorp handles large-scale graffiti removal — entire building elevations, long fencing runs, multi-surface jobs. For large areas, we assess the scope, provide a detailed quote, and coordinate the work to minimise disruption to the property.

****Will the wall look the same as before after graffiti removal?*** On most surfaces treated promptly, removal results in minimal or no visible trace of the graffiti. On surfaces where paint has penetrated deeply (old brick, porous concrete with aged graffiti), some ghosting may remain. In these cases, overpainting is often the most practical solution for a clean appearance.

****Do you offer ongoing graffiti management contracts?*** Yes. Realcorp can set up a graffiti management arrangement for properties that experience regular incidents — rapid response removal, anti-graffiti coating maintenance, and a scheduled inspection cycle. Contact our team to discuss options for your property.

Coverage and Contact

Realcorp provides graffiti removal services across ****Melbourne metro****, ****regional Victoria**** (including Ballarat), and ****Adelaide****.

To arrange graffiti removal or request a quote:

- ****Phone:**** 1300 307 298 - ****Email:**** sales@realcorp.net.au - ****Web:**** realcorp.net.au

For urgent graffiti removal, call 1300 307 298 and ask about our response times for commercial clients.