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	91 Bendigo Street, Prahran Vic 3181

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,625,000 Property Type House Suburb Prahran

Period - From 01/04/2026 to 30/06/2026 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	32a Hardy St SOUTH YARRA 3141	$1,170,000	29/07/2026
2	8 Thomas St.S WINDSOR 3181	$1,180,000	30/06/2026
3	28 Spring St PRAHRAN 3181	$1,130,000	13/06/2026

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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91 Bendigo Street, Prahran Vic 3181

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2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2026: $1,625,000

Comparable Properties



32a Hardy St SOUTH YARRA 3141 (REI)

2 1 -

Price: $1,170,000
Method: Private Sale
Date: 29/07/2026
Property Type: House (Res)

Agent Comments



8 Thomas St.S WINDSOR 3181 (REI)

2 1 -

Price: $1,180,000
Method: Sold Before Auction
Date: 30/06/2026
Property Type: House (Res)

Agent Comments



28 Spring St PRAHRAN 3181 (REI/VG)

2 1 -

Price: $1,130,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 110 sqm approx

Agent Comments

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