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	85 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 $1,787,500 Property Type House Suburb Prahran

Period - From 01/01/2025 to 31/03/2025 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	43 Hornby St WINDSOR 3181	$1,175,000	03/05/2025
2	45 Wrights Tce PRAHRAN 3181	$1,213,500	12/04/2025
3	77 Pridham St PRAHRAN 3181	$1,205,000	29/03/2025

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: 06/05/2025 13:51

85 Bendigo Street, Prahran Vic 3181

Andrew James
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3 1

Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2025: $1,787,500

Comparable Properties



43 Hornby St WINDSOR 3181 (REI)

2 1 -

Price: $1,175,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House

Agent Comments



45 Wrights Tce PRAHRAN 3181 (REI)

2 1 -

Price: $1,213,500
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)

Agent Comments



77 Pridham St PRAHRAN 3181 (REI)

2 1 1

Price: $1,205,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments

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