Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the E*state Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | 80 BENDIGO STREET, PRAHRAN, VIC 3181 |

## Indicative selling price

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

| | |
|---|---|
| Price Range: | $1,200,000 to $1,320,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,427,500 | Property type | House | Suburb | PRAHRAN |
| Period | 01 July 2025 to 30 September 2025 | Source | pricefinder | | |

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 20 GLADSTONE ST, WINDSOR, VIC 3181 | $1,325,000 | 20/08/2025 |
| 30 PACKINGTON PL, PRAHRAN, VIC 3181 | $1,275,000 | 08/07/2025 |
| 85 BENDIGO ST, PRAHRAN, VIC 3181 | $1,300,000 | 30/05/2025 |

This Statement of Information was prepared on: 29/10/2025