

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

106 Bendigo Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Prahran

Period - From 01/01/2024

to

31/12/2024

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	83 Raleigh St WINDSOR 3181	\$1,505,000	06/02/2025
2	7 Lambert Rd TOORAK 3142	\$1,562,500	09/12/2024
3	4 Bayview St PRAHRAN 3181	\$1,650,000	08/11/2024

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:

18/02/2025 15:46



Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 250 sqm approx

Agent Comments

Comparable Properties



83 Raleigh St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,505,000

Method: Private Sale

Date: 06/02/2025

Property Type: House



7 Lambert Rd TOORAK 3142 (REI)

Agent Comments



Price: \$1,562,500

Method: Private Sale

Date: 09/12/2024

Property Type: House



4 Bayview St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Private Sale

Date: 08/11/2024

Property Type: House (Res)

Land Size: 193 sqm approx