

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	4 Bendigo Street, Prahran, VIC 3181
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Indicative selling price

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

Price Range	\$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,555,000	Property Type	House	Suburb	Prahran (3181)
Period - From	01/09/2024	to	31/08/2025	Source	RPDATA

Comparable property sales

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
20 BOWEN STREET, PRAHRAN VIC 3181	\$1,155,000	09/08/2025
58 UPTON ROAD, WINDSOR VIC 3181	\$1,102,000	16/08/2025
15 GERTRUDE STREET, WINDSOR VIC 3181	\$1,170,000	09/10/2025

This Statement of Information was prepared on: 24/11/2025