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 $1,200,000 & $1,320,000

Median sale price

| Median price | $1,577,500 | Property Type | House | Suburb | Prahran |

| Period - From | 01/04/2024 | 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	45 Wrights Tce PRAHRAN 3181	$1,213,500	12/04/2025
2	47 Pridham St PRAHRAN 3181	$1,295,000	05/04/2025
3	47a Henry St WINDSOR 3181	$1,315,000	17/04/2025

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: 01/05/2025 13:06

CONSUMER AFFAIRS VICTORIA

85 Bendigo Street, Prahran Vic 3181

Andrew James
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3 **1**

Property Type: House
Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
Year ending March 2025: $1,577,500

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Comparable Properties

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

47 Pridham St PRAHRAN 3181 (REI)

2 **1** -

Price: $1,295,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)

Agent Comments

47a Henry St WINDSOR 3181 (REI)

3 **1** **1**

Price: $1,315,000
Method: Private Sale
Date: 17/04/2025
Property Type: House

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525