

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

85 Bendigo Street, Prahran Vic 3181



Andrew James
03 9509 0411
0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending March 2025: \$1,577,500



Property Type: House

Agent Comments

Comparable Properties



45 Wrights Tce PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,213,500

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)



47 Pridham St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,295,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)



47a Henry St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,315,000

Method: Private Sale

Date: 17/04/2025

Property Type: House

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



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