

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate 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


pricfinder

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