

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

91 Bendigo Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Prahran

Period - From 01/04/2026

to

30/06/2026

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	32a Hardy St SOUTH YARRA 3141	\$1,170,000	29/07/2026
2	8 Thomas St.S WINDSOR 3181	\$1,180,000	30/06/2026
3	28 Spring St PRAHRAN 3181	\$1,130,000	13/06/2026

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:

27/08/2026 12:03



2 1 0

Property Type: House

Agent Comments

Comparable Properties



32a Hardy St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,170,000

Method: Private Sale

Date: 29/07/2026

Property Type: House (Res)



8 Thomas St.S WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,180,000

Method: Sold Before Auction

Date: 30/06/2026

Property Type: House (Res)



28 Spring St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,130,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 110 sqm approx