

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	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$579,999	Property Type	House	Suburb	Prahran (3181)
Period - From	01/08/2024	to	31/07/2025	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
43 HORNBY STREET, WINDSOR VIC 3181	\$1,175,000	03/05/2025
393 HIGH STREET, PRAHRAN VIC 3181	\$1,300,000	23/04/2025
6 TYRONE STREET, SOUTH YARRA VIC 3141	\$1,205,000	01/03/2025

This Statement of Information was prepared on: 05/08/2025