

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

\$1,650,000

Property Type

House

Suburb

Prahran

Period - From

01/04/2025

to

31/03/2026

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	12 Bidey St PRAHRAN 3181	\$1,130,000	15/04/2026
2	2 Murray St PRAHRAN 3181	\$1,200,000	29/03/2026
3	7 Farmer St ST KILDA 3182	\$1,125,000	28/03/2026

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:

28/04/2026 19:45



2 1 0

Rooms: 3

Property Type: House (Res)

Land Size: 146 sqm approx

Agent Comments

Comparable Properties



12 Bidey St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,130,000

Method: Private Sale

Date: 15/04/2026

Property Type: House



2 Murray St PRAHRAN 3181 (REI)

Agent Comments

2 2 -

Price: \$1,200,000

Method: Sold After Auction

Date: 29/03/2026

Property Type: House



7 Farmer St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$1,125,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)