

# 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

129 Bendigo Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,658,000 Property Type House Suburb Prahran

Period - From 02/03/2025 to 01/03/2026 Source Property Data

### 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	5 Bunalbo Av SOUTH YARRA 3141	\$2,305,000	28/02/2026
2	28 Nicholson St SOUTH YARRA 3141	\$2,130,000	12/02/2026
3	111 Charles St PRAHRAN 3181	\$2,400,000	26/11/2025

**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:

02/03/2026 14:26



 3  
  2.5  
  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

02/03/2025 - 01/03/2026: \$1,658,000

## Comparable Properties



**5 Bunalbo Av SOUTH YARRA 3141 (REI)**

Agent Comments

 3  
  2  
  -

**Price:** \$2,305,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**28 Nicholson St SOUTH YARRA 3141 (REI)**

Agent Comments

 3  
  2  
  2

**Price:** \$2,130,000

**Method:** Private Sale

**Date:** 12/02/2026

**Property Type:** House



**111 Charles St PRAHRAN 3181 (REI/VG)**

Agent Comments

 3  
  2  
  2

**Price:** \$2,400,000

**Method:** Sold Before Auction

**Date:** 26/11/2025

**Property Type:** House (Res)

**Land Size:** 525 sqm approx

Account - Marshall White | P: 03 9822 9999



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