

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 14 Angelina Avenue, Ventnor, VIC 3922

Indicative selling price

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

Single Price

\$0

Median sale price

Median price

\$832,800

Property Type

House

Suburb

Cowes (3922)

Period - From

01/10/2024

to

30/09/2025

Source

Pricefinder

Comparable property sales

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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
32 RICHARDSON WAY, VENTNOR VIC 3922	\$820,600	20/07/2025
4 ALOHA DRIVE, VENTNOR VIC 3922	\$625,000	06/08/2025
7 LYALL STREET, VENTNOR VIC 3922	\$515,000	23/10/2025

This Statement of Information was prepared on: 21/11/2025