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 Windsor Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,650,000	&	\$1,750,000
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Median sale price

Median price	\$1,752,500	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	8 Godfrey St BENTLEIGH 3204	\$1,800,000	04/07/2025
2	19 Shrewsbury St BENTLEIGH EAST 3165	\$1,840,000	24/06/2025
3	23 Bevis St BENTLEIGH EAST 3165	\$1,750,000	20/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/08/2025 04:54







Rooms: 6

Property Type: House (Previously

Occupied - Detached) Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price \$1,650,000 - \$1,750,000 **Median House Price** June quarter 2025: \$1,752,500

Comparable Properties



8 Godfrey St BENTLEIGH 3204 (REI/VG)



Price: \$1,800,000

Method: Sold Before Auction

Date: 04/07/2025

Property Type: House (Res) Land Size: 569 sqm approx

Agent Comments

19 Shrewsbury St BENTLEIGH EAST 3165 (VG)







Agent Comments

Price: \$1,840,000 Method: Sale Date: 24/06/2025

Property Type: House (Res) Land Size: 647 sqm approx

23 Bevis St BENTLEIGH EAST 3165 (REI)



Price: \$1,750,000 Method: Private Sale Date: 20/06/2025

Property Type: House (Res) Land Size: 585 sqm approx **Agent Comments**

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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