

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

Median sale price

Median price \$1,752,500

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/08/2025 04:54



 3  1  1

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)

Agent Comments

 3  1  3

Price: \$1,800,000

Method: Sold Before Auction

Date: 04/07/2025

Property Type: House (Res)

Land Size: 569 sqm approx

19 Shrewsbury St BENTLEIGH EAST 3165 (VG)

Agent Comments

 3  -  -

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)

Agent Comments

 4  2  2

Price: \$1,750,000

Method: Private Sale

Date: 20/06/2025

Property Type: House (Res)

Land Size: 585 sqm approx

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