

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

22/14 The Avenue, Windsor Vic 3181

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Windsor

Period - From

01/07/2024

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	12/16a Chapel St ST KILDA 3182	\$577,000	11/09/2025
2	107A/33 Inkerman St ST KILDA 3182	\$570,000	09/09/2025
3	91/632 St Kilda Rd MELBOURNE 3004	\$580,000	26/08/2025

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:

13/09/2025 17:18



Property Type: Apartment

Agent Comments

Comparable Properties



12/16a Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$577,000

Method: Private Sale

Date: 11/09/2025

Property Type: Apartment

Land Size: 81 sqm approx



107A/33 Inkerman St ST KILDA 3182 (REI)

Agent Comments



Price: \$570,000

Method: Sold Before Auction

Date: 09/09/2025

Property Type: Apartment



91/632 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 26/08/2025

Property Type: Apartment