

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 1 Glen Isla Court, Cowes, VIC 3922

Indicative selling price

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

Single Price \$1,700,000

Median sale price

Median price \$690,000 Property Type House Suburb Cowes (3922)

Period - From 01/10/2024 to 30/09/2025 Source Pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
22 CHILLINGWORTH ROAD, COWES VIC 3922	\$1,900,000	25/06/2025
8 DIANELLA WAY, COWES VIC 3922	\$1,220,000	15/11/2024
2 GLEN ISLA COURT, COWES VIC 3922	\$1,620,000	12/04/2024

This Statement of Information was prepared on: 10/10/2025