

# 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 2/2-4 Park St, Cowes, VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$470,000

&

\$520,000

### Median sale price

Median price

\$668,500

Property Type

Unit

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
7/34-36 DUNSMORE ROAD, COWES VIC 3922	\$525,000	06/09/2025
1/7 MONASH AVENUE, COWES VIC 3922	\$500,000	27/08/2025
6/6 PARK STREET, COWES VIC 3922	\$460,000	19/06/2025

This Statement of Information was prepared on: 03/10/2025