Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property	onerea	IOI	Sale	3

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$780,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$720,000	Prope	erty type House		Suburb	Cowes	
Period-from	01 Sep 2024	to	31 Aug 2	2025	Source		Cotality

Comparable property sales (*Delete A or B below as applicable)

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
33 WAGTAIL WAY COWES VIC 3922	\$830,000	14-Feb-25
6 BOOBOOK GROVE COWES VIC 3922	\$813,000	20-Feb-25
33 GRAMPIAN BOULEVARD COWES VIC 3922	\$790,000	12-Mar-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 15 September 2025

