

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

26 BIRDWOOD AVENUE COWES VIC 3922

Indicative selling price

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

Single Price

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,250

Property type

House

Suburb

Cowes

Period-from

01 Nov 2024

to

31 Oct 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

40 CHURCH STREET COWES VIC 3922	\$665,000	01-Jun-25
71 CHURCH STREET COWES VIC 3922	\$760,000	03-Jun-25
11 FINDLAY STREET COWES VIC 3922	\$1,300,000	16-May-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: 12 November 2025



40 CHURCH STREET COWES VIC 3922

Sold Price

\$665,000

Sold Date

01-Jun-25

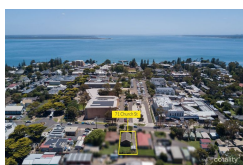
 3

 2

 2

Distance

0.33km



71 CHURCH STREET COWES VIC 3922

Sold Price

^{RS} **\$760,000**

Sold Date

03-Jun-25

 3

 1

 1

Distance

0.42km



11 FINDLAY STREET COWES VIC 3922

Sold Price

\$1,300,000

Sold Date

16-May-25

 3

 1

 2

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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