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

29 IRVING ROAD 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	\$649,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$712,500	Prope	erty type		House	Suburb	Cowes	
Period-from	01 Jul 2024	to	30 Jun 2	025 Source			Corelogic	

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
56 REDWOOD DRIVE COWES VIC 3922	\$640,000	13-Mar-25
26 EVERTON DRIVE COWES VIC 3922	\$645,000	24-Mar-25
6 IRVING ROAD COWES VIC 3922	\$670,000	24-Dec-24

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 July 2025



consumer.vic.gov.au



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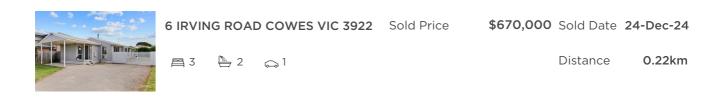
 56 REDWOOD DRIVE COWES VIC
 Sold Price
 \$640,000
 Sold Date
 13-Mar-25

 3922
 □
 □
 □
 □
 □
 0.54km



 26 EVERTON DRIVE COWES VIC
 Sold Price
 \$645,000
 Sold Date
 24-Mar-25

 3922
 □ 3
 □ 2
 □ 1
 □ 1.66km



RS = Recent sale UN = Undisclosed Sale

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