

# 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 2a and 2b/209-213 Settlement Road, Cowes, VIC 3922

### Indicative selling price

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

Price Range \$890,000 & \$950,000

### Median sale price

Median price \$652,500 Property Type Apartment Suburb Cowes (3922)  
Period - From 01/10/2024 to 30/09/2025 Source Pricefinder

### Comparable property sales

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: 01/12/2025