

## 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 332/1 Findlay Street, Cowes Vic 3922  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$369,000

### Median sale price

Median price \$535,000      Property Type Unit      Suburb Cowes  
Period - From 19/12/2024 to 18/12/2025      Source Property Data

### 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
1 333/1 Findlay St COWES 3922	\$315,000	30/10/2025
2 209/1 The Esplanade COWES 3922	\$377,500	30/09/2024
3 236/1 Findlay St COWES 3922	\$389,000	19/09/2024

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:

19/12/2025 11:02