

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 38 Goodwood, Cowes, VIC 3922

Indicative selling price

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

Single Price \$849,000

Median sale price

Median price \$690,000 Property Type House Suburb Cowes (3922)

Period - From 01/10/2024 to 30/09/2025 Source Pricefinder

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2) (b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

Comparable property sales

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 PARDALOTE PLACE, COWES VIC 3922	\$960,000	02/08/2025
25 BOOBOOK GROVE, COWES VIC 3922	\$990,000	12/08/2025
26 SEACREST DRIVE, COWES VIC 3922	\$900,000	24/09/2025

This Statement of Information was prepared on: 10/10/2025