

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

406 SETTLEMENT 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

\$840,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cowes

Period-from

01 Oct 2024

to

30 Sep 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

16 GRAMPIAN BOULEVARD COWES VIC 3922	\$780,000	22-Oct-25
18 KENWYN COURT COWES VIC 3922	\$760,000	16-Oct-25
394 SETTLEMENT ROAD COWES VIC 3922	\$785,000	17-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.~~

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Amber Formosa
P 0359522799
M 0499039289
E amber.formosa@raywhite.com



**16 GRAMPIAN BOULEVARD
COWES VIC 3922**

4 2 2

Sold Price ^{RS} **\$780,000** Sold Date **22-Oct-25**

Distance **0.76km**



**18 KENWYN COURT COWES VIC
3922**

4 2 2

Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **16-Oct-25**

Distance **0.6km**



**394 SETTLEMENT ROAD COWES
VIC 3922**

4 2 4

Sold Price **\$785,000** Sold Date **17-May-25**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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