

# 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 87/48-80 Settlement Road, Cowes, 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

\$395,000

&

\$415,000

### Median sale price

Median price

\$724,500

Property Type

House

Suburb

Cowes (3922)

Period - From

01/07/2024

to

30/06/2025

Source

Pricefinder

### Comparable property sales

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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: 03/09/2025