

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

562 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

Suburb

Cowes

Period-from

01 Jan 2025

to

31 Dec 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

3 ECHIDNA GROVE COWES VIC 3922	\$415,000	17-Nov-25
73 RED ROCKS ROAD COWES VIC 3922	\$382,500	27-Oct-25
25 ATLANTIS STREET COWES VIC 3922	\$447,000	26-Sep-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.~~

This Statement of Information was prepared on: 13 January 2026



3 ECHIDNA GROVE COWES VIC 3922

Sold Price

^{RS}

\$415,000

Sold Date

17-Nov-25



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Distance

1.6km



73 RED ROCKS ROAD COWES VIC 3922

Sold Price

\$382,500

Sold Date

27-Oct-25



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Distance

0.56km



25 ATLANTIS STREET COWES VIC 3922

Sold Price

\$447,000

Sold Date

26-Sep-25



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Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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