

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

5 BIRCH CRESCENT 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

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,500

Property type

Unit

Suburb

Cowes

Period-from

01 May 2025

to

30 Apr 2026

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

13 BIRCH CRESCENT COWES VIC 3922	\$810,000	30-Jan-25
3A MELISSA COURT COWES VIC 3922	\$835,000	27-Nov-25
1/185 THOMPSON AVENUE COWES VIC 3922	\$810,000	20-Jan-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: 15 May 2026



13 BIRCH CRESCENT COWES VIC 3922

3 2 2

Sold Price

\$810,000

Sold Date

30-Jan-25

Distance

0.02km



3A MELISSA COURT COWES VIC 3922

3 3 1

Sold Price

\$835,000

Sold Date

27-Nov-25

Distance

1.5km



1/185 THOMPSON AVENUE COWES VIC 3922

4 2 2

Sold Price

\$810,000

Sold Date

20-Jan-25

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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