

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
Lot 207/36 PEMBREY LOOP 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	\$365,000	&	\$385,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$700,000	Property type	Other	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
7 GRAMPIAN BOULEVARD COWES VIC 3922	\$420,000	10-Oct-24
8 FIRETAIL GROVE COWES VIC 3922	\$365,000	17-Dec-25
16 FIRETAIL GROVE COWES VIC 3922	\$404,800	10-Oct-24

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: 08 January 2026