

# 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 Wallaby Grove, Cowes, Vic 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$850,000

&

\$865,000

### Median sale price

Median price

\$714,000

Property type

House

Suburb

Cowes

Period - From

01/03/2026

to

31/05/2026

Source



### 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 eighteen 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
5 Curlew Way, Cowes, VIC 3922	\$915,000	21/08/2025
33 Wagtail Way, Cowes, VIC 3922	\$830,000	14/02/2025
26 Seacrest Drive, Cowes, VIC 3922	\$860,000	04/02/2026

**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 eighteen months.

This Statement of Information was prepared on: 15/06/2026