

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

41 SEACREST DRIVE 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,750

Property type

Unit

Suburb

Cowes

Period-from

01 Apr 2025

to

31 Mar 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

85 GRAMPIAN BOULEVARD COWES VIC 3922	\$730,000	12-Aug-25
25 PASADENA DRIVE COWES VIC 3922	\$690,000	08-Sep-25
3 MITRE COURT COWES VIC 3922	\$700,000	30-Jun-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: 30 April 2026


**85 GRAMPIAN BOULEVARD
COWES VIC 3922**

4 2 2

Sold Price \$730,000 Sold Date 12-Aug-25
Distance 0.19km

**25 PASADENA DRIVE COWES VIC
3922**

3 2 2

Sold Price \$690,000 Sold Date 08-Sep-25
Distance 0.29km

3 MITRE COURT COWES VIC 3922

3 2 2

Sold Price \$700,000 Sold Date 30-Jun-25
Distance 0.36km
RS = Recent sale
UN = Undisclosed Sale

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