

# 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 4/132 Settlement Road, Cowes, VIC 3922

### Indicative selling price

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

Price Range

\$585,000

&

\$620,000

### Median sale price

Median price

\$607,500

Property Type

Townhouse

Suburb

Cowes (3922)

Period - From

01/01/2025

to

31/01/2025

Source

Pricefinder

### Comparable property sales

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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
1/7 MONASH AVENUE, COWES VIC 3922	\$500,000	13/01/2025
6/6 PARK STREET, COWES VIC 3922	\$460,000	02/01/2025
7/34-36 DUNSMORE ROAD, COWES VIC 3922	\$525,000	26/07/2025

This Statement of Information was prepared on: 29/01/2026