

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

41-43 Main Street, Cowwarr Vic 3857

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$460,000

Median sale price

Median price \$515,000

Property Type House

Suburb Cowwarr

Period - From 26/02/2025

to 25/02/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1 George St HEYFIELD 3858	\$470,000	12/02/2026
2	13 Davis St HEYFIELD 3858	\$430,000	01/10/2025
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/02/2026 14:01



Property Type: Land
Land Size: 30000 sqm approx
 Agent Comments

Indicative Selling Price
 \$460,000
Median House Price
 26/02/2025 - 25/02/2026: \$515,000

Comparable Properties



1 George St HEYFIELD 3858 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 12/02/2026
Property Type: House
Land Size: 982 sqm approx



13 Davis St HEYFIELD 3858 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 01/10/2025
Property Type: House
Land Size: 1517 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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