

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

Indicative selling price

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

Price Range &

Median sale price

Median price Property Type Suburb

Period - From to Source

Comparable property sales

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
52 WYNDHAM AVENUE, COWES VIC 3922	\$580,000	06/12/2025
272 SETTLEMENT ROAD, COWES VIC 3922	\$683,500	20/08/2025
7 ALPHA COURT, COWES VIC 3922	\$632,000	14/09/2025

This Statement of Information was prepared on: