

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

78 MCKENZIE ROAD 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

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cowes

Period-from

01 Mar 2025

to

28 Feb 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

98 PEMBREY LOOP COWES VIC 3922	\$309,000	29-Oct-25
9 SANDPIPER CIRCUIT COWES VIC 3922	\$362,000	13-Sep-25
8 FIRETAIL GROVE COWES VIC 3922	\$365,000	12-Dec-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: 04 March 2026



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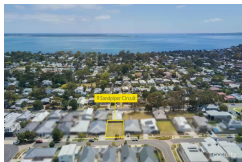


**98 PEMBREY LOOP COWES VIC
3922**

- - -

Sold Price **\$309,000** Sold Date **29-Oct-25**

Distance **1.79km**



**9 SANDPIPER CIRCUIT COWES VIC
3922**

- - -

Sold Price **\$362,000** Sold Date **13-Sep-25**

Distance **0km**



**8 FIRETAIL GROVE COWES VIC
3922**

- - -

Sold Price **\$365,000** Sold Date **12-Dec-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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