

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

2/1-3 MORGAN STREET 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

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,250

Property type

House

Suburb

Cowes

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

3/20 REDWOOD DRIVE COWES VIC 3922	\$640,000	22-Jan-25
2/14-16 OSBOURNE AVENUE COWES VIC 3922	\$697,500	15-Jan-25
3/7B GRANDVIEW GROVE COWES VIC 3922	\$675,000	14-Mar-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: 10 June 2025



Reception Cowes

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**3/20 REDWOOD DRIVE COWES
VIC 3922**

3 2 -

Sold Price **\$640,000** Sold Date **22-Jan-25**

Distance **0.32km**



**2/14-16 OSBOURNE AVENUE
COWES VIC 3922**

3 2 -

Sold Price **\$697,500** Sold Date **15-Jan-25**

Distance **1.25km**



**3/7B GRANDVIEW GROVE COWES
VIC 3922**

3 2 -

Sold Price **\$675,000** Sold Date **14-Mar-25**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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