

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

447 SETTLEMENT 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cowes

Period-from

01 Dec 2024

to

30 Nov 2025

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

73 RED ROCKS ROAD COWES VIC 3922	\$382,500	27-Oct-25
98 PEMBREY LOOP COWES VIC 3922	\$309,000	29-Oct-25
9 SANDPIPER CIRCUIT COWES VIC 3922	\$362,000	13-Sep-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: 11 December 2025



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73 RED ROCKS ROAD COWES VIC 3922 Sold Price **\$382,500** Sold Date **27-Oct-25**

Bed - Bath - Car -

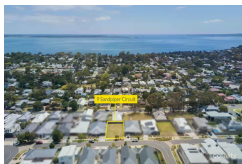
Distance **1.36km**



98 PEMBREY LOOP COWES VIC 3922 Sold Price **\$309,000** Sold Date **29-Oct-25**

Bed - Bath - Car -

Distance **0.76km**



9 SANDPIPER CIRCUIT COWES VIC 3922 Sold Price **\$362,000** Sold Date **13-Sep-25**

Bed - Bath - Car -

Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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