

# 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  
1 Matthew Court, Cowes, Vic 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$715,000

### Median sale price

Median price \$717,500 Property type House Suburb Cowes

Period - From 01/09/2025 to 30/11/2025 Source  PropTrack

### 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 eighteen 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 Yarramundi Way, Cowes, VIC 3922	\$700,000	13/11/2025
50 Justice Road, Cowes, VIC 3922	\$690,000	09/05/2025
77 Red Rocks Road, Cowes, VIC 3922	\$700,000	06/12/2024

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 eighteen months.

This Statement of Information was prepared on: 08/12/2025