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 (*Delete single price or range as applicable)

~~Single Price~~		or range between	$699,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Cowes
Period-from	01 Feb 2025	to	31 Jan 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
3 YARRAMUNDI WAY COWES VIC 3922	$700,000	05-Nov-25
50 JUSTICE ROAD COWES VIC 3922	$690,000	09-May-25
77 RED ROCKS ROAD COWES VIC 3922	$700,000	06-Dec-24

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.~~

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3 YARRAMUNDI WAY COWES VIC 3922

3 2 4

Sold Price **$700,000** Sold Date **05-Nov-25**

Distance **0.33km**



50 JUSTICE ROAD COWES VIC 3922

3 2 2

Sold Price **$690,000** Sold Date **09-May-25**

Distance **2.08km**



77 RED ROCKS ROAD COWES VIC 3922

3 1 1

Sold Price **$700,000** Sold Date **06-Dec-24**

Distance **2.72km**

RS = Recent sale **UN** = Undisclosed Sale

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