

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	5 Ibis Court, Cowes, Vic 3922
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$759,950

Median sale price

Median price	\$575,000	Property type	Unit	Suburb	Cowes
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Period - From	01/02/2025	to	31/01/2026	Source	 PropTrack
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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
2/18 Grandview Gr, Cowes, VIC 3922	\$740,000	26/06/2025
6/37 Stradbroke Avenue, Cowes, VIC 3922	\$789,000	16/05/2025
11 Birch Crescent, Cowes, VIC 3922	\$775,000	26/01/2025

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: 07/02/2026