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	61 Katherine Circuit, Cowes, Vic 3922

Indicative selling price

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

Single price	$769,000

Median sale price

Median price	$727,500	Property type	*House*	Suburb	Cowes

Period - From	01/01/2026	to	31/03/2026	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
16 Castle Combe Circuit, Cowes, VIC 3922	$755,000	10/04/2026
182 Smiths Beach Road, Smiths Beach, VIC 3922	$749,000	30/01/2026
57 GOODWOOD Drive, Cowes, VIC 3922	$740,000	02/02/2026

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: 20/04/2026