

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

90 PEMBREY LOOP 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

\$1,080,000

&

\$1,170,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

Suburb

Cowes

Period-from

01 Mar 2025

to

28 Feb 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

7 ANTHONY COURT COWES VIC 3922	-	03-Mar-26
5 ATLANTIS STREET COWES VIC 3922	\$917,777	23-Sep-25
34 BOOBOOK GROVE COWES VIC 3922	\$1,150,000	19-Jan-26

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: 27 March 2026



Reception Cowes

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**7 ANTHONY COURT COWES VIC
3922**

Sold Price

RS - UN

Sold Date **03-Mar-26**

4 2 2

Distance **0.76km**



**5 ATLANTIS STREET COWES VIC
3922**

Sold Price

\$917,777

Sold Date **23-Sep-25**

6 6 2

Distance **0.77km**



**34 BOOBOOK GROVE COWES VIC
3922**

Sold Price

\$1,150,000

Sold Date **19-Jan-26**

5 2 2

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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