

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

37 SHAMROCK AVENUE 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cowes

Period-from

01 Aug 2025

to

31 Jul 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

144 SETTLEMENT ROAD COWES VIC 3922	\$620,000	17-Dec-25
30 BIRDWOOD AVENUE COWES VIC 3922	\$680,000	15-Jan-26
5 CHICORY AVENUE COWES VIC 3922	\$815,000	16-Sep-25

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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**144 SETTLEMENT ROAD COWES
VIC 3922**

4 2 2

Sold Price **\$620,000** Sold Date **17-Dec-25**

Distance **0.14km**



**30 BIRDWOOD AVENUE COWES
VIC 3922**

3 1 4

Sold Price **\$680,000** Sold Date **15-Jan-26**

Distance **0.06km**



**5 CHICORY AVENUE COWES VIC
3922**

5 2 3

Sold Price **\$815,000** Sold Date **16-Sep-25**

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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