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	8 SILVERSTONE DRIVE 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	$750,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$612,500	Property type	Unit	Suburb	Cowes
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
10 SILVERSTONE DRIVE COWES VIC 3922	$985,000	12-Feb-25
13 KOOKABURRA CIRCUIT COWES VIC 3922	$740,000	09-Jan-25
13 LONGRIDGE STREET COWES VIC 3922	$682,500	13-Nov-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.~~

This Statement of Information was prepared on: 05 June 2025

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10 SILVERSTONE DRIVE COWES VIC 3922

4 2 2

Sold Price **$985,000** Sold Date **12-Feb-25**

Distance **0.02km**



13 KOOKABURRA CIRCUIT COWES VIC 3922

4 2 2

Sold Price **$740,000** Sold Date **09-Jan-25**

Distance **1.63km**



13 LONGRIDGE STREET COWES VIC 3922

4 2 2

Sold Price **$682,500** Sold Date **13-Nov-24**

Distance **0.32km**

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

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