

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

18 WATER VIEW RISE 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	\$980,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$720,000	Property type	House	Suburb	Cowes
Period-from	01 Nov 2024	to	31 Oct 2025	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
36 WAGTAIL WAY COWES VIC 3922	\$960,000	07-May-25
3 ANTHONY COURT COWES VIC 3922	\$1,022,500	08-Sep-25
25 BOOBOOK GROVE COWES VIC 3922	\$990,000	12-Aug-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.

This Statement of Information was prepared on: 02 November 2025

**36 WAGTAIL WAY COWES VIC
3922**

4 2 2

Sold Price

\$960,000 Sold Date **07-May-25**Distance **0.41km****3 ANTHONY COURT COWES VIC
3922**

5 4 2

Sold Price

RS \$1,022,500 Sold Date **08-Sep-25**Distance **0.41km****25 BOOBOOK GROVE COWES VIC
3922**

4 2 2

Sold Price

\$990,000 Sold Date **12-Aug-25**Distance **0.47km****RS** = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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