

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

280 SETTLEMENT ROAD 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cowes

Period-from

01 Feb 2025

to

31 Jan 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

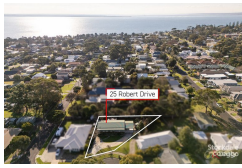
Date of sale

25 ROBERT DRIVE COWES VIC 3922	\$780,000	16-May-25
5 GOONDIWINDI DRIVE COWES VIC 3922	\$775,050	23-Jun-25
3 YARRAMUNDI WAY COWES VIC 3922	\$700,000	05-Nov-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: 16 February 2026



25 ROBERT DRIVE COWES VIC 3922

 3
  2
  3

Sold Price

\$780,000

Sold Date

16-May-25

Distance

0.26km


5 GOONDIWINDI DRIVE COWES VIC 3922

 3
  2
  2

Sold Price

\$775,050

Sold Date

23-Jun-25

Distance

0.42km


3 YARRAMUNDI WAY COWES VIC 3922

 3
  2
  4

Sold Price

\$700,000

Sold Date

05-Nov-25

Distance

0.43km
RS = Recent sale

UN = Undisclosed Sale

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