

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

36 BOOBOOK GROVE 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

\$950,000

&

\$1,045,000

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

36 WAGTAIL WAY COWES VIC 3922	\$960,000	07-May-25
25 BOOBOOK GROVE COWES VIC 3922	\$990,000	12-Aug-25
1 PARDALOTE PLACE COWES VIC 3922	\$960,000	02-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: 24 February 2026



36 WAGTAIL WAY COWES VIC 3922

 4  2  2

Sold Price

\$960,000

Sold Date **07-May-25**

Distance

0.14km



25 BOOBOOK GROVE COWES VIC 3922

 4  2  2

Sold Price

\$990,000

Sold Date **12-Aug-25**

Distance

0.1km



1 PARDALOTE PLACE COWES VIC 3922

 4  2  2

Sold Price

\$960,000

Sold Date **02-Aug-25**

Distance

0.35km



6 WATER VIEW RISE COWES VIC 3922

 3  2  2

Sold Price

\$950,000

Sold Date **28-Apr-25**

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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