

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

3A CAROLINE 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,750

Property type

House

Suburb

Cowes

Period-from

01 May 2025

to

30 Apr 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

57 REDWOOD DRIVE COWES VIC 3922	637000	31-Oct-25
49 ANDERSON ROAD COWES VIC 3922	635000	21-Jun-25
5 DUNES ROAD COWES VIC 3922	595013	16-Jun-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: 06 May 2026

**57 REDWOOD DRIVE COWES VIC 3922**

Sold Price

637000

Sold Date

31-Oct-25 3  2  2

Distance

0.97km**49 ANDERSON ROAD COWES VIC 3922**

Sold Price

635000

Sold Date

21-Jun-25 3  2  2

Distance

1.04km**5 DUNES ROAD COWES VIC 3922**

Sold Price

595013

Sold Date

16-Jun-25 3  2  2

Distance

2.12km

RS = Recent sale

UN = Undisclosed Sale

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