

## 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

1/232 SETTLEMENT ROAD COWES VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$559,500

Property type

Unit

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

4/2 GRANDVIEW GROVE COWES VIC 3922	\$560,000	20-Nov-25
1/22 REDWOOD DRIVE COWES VIC 3922	\$575,000	27-Aug-25
1/266 SETTLEMENT ROAD COWES VIC 3922	\$582,000	02-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: 19 May 2026

**4/2 GRANDVIEW GROVE COWES  
VIC 3922**3  1  1 

Sold Price

**\$560,000**Sold Date **20-Nov-25**

Distance

**0.19km****1/22 REDWOOD DRIVE COWES VIC  
3922**3  2  1 

Sold Price

**\$575,000**Sold Date **27-Aug-25**

Distance

**0.66km****1/266 SETTLEMENT ROAD COWES  
VIC 3922**3  1  1 

Sold Price

**\$582,000**Sold Date **02-Jun-25**

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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