

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

15A LESLIE 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

\$800,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

 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
18 FIRETAIL GROVE COWES VIC 3922	\$825,000	27-Feb-26
8 BRONZEWING DRIVE COWES VIC 3922	\$800,000	14-May-26
20 ECHIDNA GROVE COWES VIC 3922	\$750,000	12-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: 22 May 2026



18 FIRETAIL GROVE COWES VIC 3922

 4  2  2

Sold Price

^{RS} **\$825,000**

Sold Date **27-Feb-26**

Distance **0.18km**



8 BRONZEWING DRIVE COWES VIC 3922

 4  2  2

Sold Price

^{RS} **\$800,000**

Sold Date **14-May-26**

Distance **0.18km**



20 ECHIDNA GROVE COWES VIC 3922

 4  2  2

Sold Price

\$750,000

Sold Date **12-Nov-25**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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