Property Price Statement

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

| **Date prepared** | 13/10/2026 |
|---|---|

## Property offered for sale

| Address<br>Including suburb and postcode | 106 Grampian Boulevard, Cowes, Vic 3922 |
|---|---|

## Key features of the property

| **Building Type** | **# of bedrooms** | **# of bathrooms** | **# of car spaces** | **Internal floor space (in $m^2$)** | **Total land size (in $m^2$)** |
|---|---|---|---|---|---|
| HOUSE | 4 | 2 | 2 | 185 | 502 |

## Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

| Single price | | | | |
|---|---|---|---|---|
| or | | | | |
| Range between | $750,000 | & | $780,000 | |

## Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

| Seller's reserve price | N/A |
|---|---|

## Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

| Median price | $710,000 | Property type | House | Suburb | Cowes |
|---|---|---|---|---|---|
| Period: from | 01/10/2025 | to | 30/09/2026 | Source | |

## Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

**Comparable property 1**

| **Address** | **Sale price** | **Date of sale** |
|---|---|---|
| 85 Grampian Boulevard, Cowes, VIC 3922 | $730,000 | 12/08/2025 |

**Key features**

| **Building Type** | **# of bedrooms** | **# of bathrooms** | **# of car spaces** | **Internal floor space (in $m^2$)** | **Total land size (in $m^2$)** |
|---|---|---|---|---|---|
| House | 4 | 2 | 2 | N/A | 512 |

**Comparable property 2**

For more information visit
consumer.vic.gov.au/underquoting