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	9 RODERICK CLOSE 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	$679,000	&	$746,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Cowes
Period-from	01 Dec 2024	to	30 Nov 2025	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
2 RODERICK CLOSE COWES VIC 3922	$695,000	09-Dec-25
28 PASADENA DRIVE COWES VIC 3922	$740,000	26-Nov-25
55 KATHERINE CIRCUIT COWES VIC 3922	$630,000	01-Oct-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.~~

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2 RODERICK CLOSE COWES VIC 3922

3 2 2

Sold Price RS $695,000 Sold Date 09-Dec-25

Distance 0.09km



28 PASADENA DRIVE COWES VIC 3922

3 2 2

Sold Price RS $740,000 Sold Date 26-Nov-25

Distance 1.45km



55 KATHERINE CIRCUIT COWES VIC 3922

3 2 2

Sold Price $630,000 Sold Date 01-Oct-25

Distance 0.25km

RS = Recent sale **UN** = Undisclosed Sale

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