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	3 TEDDY BEAR LANE 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	$729,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Cowes
Period-from	01 Jan 2025	to	31 Dec 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
10 TEDDY BEAR LANE COWES VIC 3922	$770,000	10-Sep-25
20 DAFYDD STREET COWES VIC 3922	$775,000	12-Mar-25
50 JUSTICE ROAD COWES VIC 3922	$690,000	09-May-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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10 TEDDY BEAR LANE COWES VIC 3922

4 2 2

Sold Price **$770,000** Sold Date **10-Sep-25**

Distance **0.06km**



20 DAFYDD STREET COWES VIC 3922

4 2 1

Sold Price **$775,000** Sold Date **12-Mar-25**

Distance **0.42km**



50 JUSTICE ROAD COWES VIC 3922

3 2 2

Sold Price **$690,000** Sold Date **09-May-25**

Distance **0.74km**

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

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