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	22 CASTLE COMBE CIRCUIT 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	$789,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$716,250	Property type	House	Suburb	Cowes
Period-from	01 Nov 2024	to	31 Oct 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
16 GRAMPIAN BOULEVARD COWES VIC 3922	$780,000	22-Oct-25
18 KENWYN COURT COWES VIC 3922	$760,000	11-Sep-25
30 ELVINGTON AVENUE COWES VIC 3922	$840,000	23-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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16 GRAMPIAN BOULEVARD COWES VIC 3922

4 2 2

Sold Price RS $780,000 Sold Date 22-Oct-25

Distance 0.92km



18 KENWYN COURT COWES VIC 3922

4 2 2

Sold Price $760,000 Sold Date 11-Sep-25

Distance 1.6km



30 ELVINGTON AVENUE COWES VIC 3922

4 2 3

Sold Price $840,000 Sold Date 23-May-25

Distance 0.11km

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

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