

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 WONGA 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

\$810,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,750

Property type

House

Suburb

Cowes

Period-from

01 Apr 2025

to

31 Mar 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

33 WAGTAIL WAY COWES VIC 3922	\$830,000	14-Feb-25
48 NORMAN DRIVE COWES VIC 3922	\$810,000	18-Dec-25
16 GRAMPIAN BOULEVARD COWES VIC 3922	\$780,000	13-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.~~

This Statement of Information was prepared on: 09 April 2026


**33 WAGTAIL WAY COWES VIC
3922**

2 2 2

Sold Price \$830,000 Sold Date 14-Feb-25
Distance 0.35km

**48 NORMAN DRIVE COWES VIC
3922**

4 2 2

Sold Price \$810,000 Sold Date 18-Dec-25
Distance 0.8km

**16 GRAMPIAN BOULEVARD
COWES VIC 3922**

4 2 2

Sold Price \$780,000 Sold Date 13-Oct-25
Distance 0.68km
RS = Recent sale
UN = Undisclosed Sale

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