

# 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

18 Cove Place, Cowes, Vic 3922


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$590,000 & \$640,000

### Median sale price

Median price \$740,000 Property type *House* Suburb Cowes

Period - From 01/02/2026 to 30/04/2026 Source  PropTrack

### 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 eighteen 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
11 Parkridge Cl, Cowes, VIC 3922	\$680,000	13/10/2025
5 Dunes Road, Cowes, VIC 3922	\$595,013	16/06/2025
13 Shoalhaven Road, Cowes, VIC 3922	\$670,000	30/07/2025

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 eighteen months.~~

This Statement of Information was prepared on: 29/05/2026