

## 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

80b PEMBREY LOOP COWES VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$290,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

Suburb

Cowes

Period-from

01 Mar 2025

to

28 Feb 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

62 ELVINGTON AVENUE COWES VIC 3922	\$325,000	12-Apr-25
98 PEMBREY LOOP COWES VIC 3922	\$309,000	29-Oct-25
447 SETTLEMENT ROAD COWES VIC 3922	\$310,000	02-Feb-26

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: 23 March 2026



**62 ELVINGTON AVENUE COWES VIC 3922**

Sold Price **\$325,000** Sold Date **12-Apr-25**

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Distance **0km**



**98 PEMBREY LOOP COWES VIC 3922**

Sold Price **\$309,000** Sold Date **29-Oct-25**

- - -

Distance **0km**



**447 SETTLEMENT ROAD COWES VIC 3922**

Sold Price **\$310,000** Sold Date **02-Feb-26**

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Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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