

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 42 Bayview Drive, Cowes, VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$730,000

&

\$760,000

Median sale price

Median price

\$690,000

Property Type

House

Suburb

Cowes (3922)

Period - From

01/01/2024

to

30/06/2025

Source

Pricefinder

Comparable property sales

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
26 TEDDY BEAR LANE, COWES VIC 3922	\$660,890	02/11/2024
7 SPAVEN COURT, COWES VIC 3922	\$790,000	09/09/2024
77 Redrocks Rd Cowes	\$700,000	06/12/2024

This Statement of Information was prepared on: 13/11/2025