

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 19 Blue Gum Court, Cowes, VIC 3922

Indicative selling price

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

Price Range

\$670,000

&

\$710,000

Median sale price

Median price

\$724,500

Property Type

House

Suburb

Cowes (3922)

Period - From

01/07/2024

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
56 REDWOOD DRIVE, COWES VIC 3922	\$640,000	13/03/2025
49 MANNA GUM DRIVE, COWES VIC 3922	\$660,000	14/02/2025
6 BAKER STREET, COWES VIC 3922	\$860,000	18/12/2024

This Statement of Information was prepared on: 10/07/2025