

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

10 STABLE GROVE, SKYE, VIC 3977

Land size approx.
569sqm

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

\$755,000

&

\$795,000

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Corelogic

Comparable property sales

These are the 6 properties sold within **1 kilometer** of the property in the last 6 months that the agent considers to be most comparable.



**12 ROCKLEA CRESCENT
SKYE 3977**

 **3**  **2**  **1**

Land size approx. 492 sqm

Sold Price

\$755,000

Sold Date

01-Aug-25

Distance

0.48km



**10 FLYING STAR WALK
SKYE 3977**

 **3**  **2**  **2**

Land size approx. 540 sqm

Sold Price

\$760,000

Sold Date

15-May-25

Distance

0.47km



**190 HALL ROAD
CARRUM DOWNS 3201**

 **3**  **1**  **2**

Land size approx. 552 sqm

Sold Price

\$770,000

Sold Date

26-Aug-25

Distance

0.81km



**38 REDGUM AVENUE
CARRUM DOWNS 3201**

 **3**  **1**  **-**

Land size approx. 507 sqm

Sold Price

^{RS} **\$787,000**

Sold Date

23-Sep-25

Distance

0.67km



**184 HALL ROAD
CARRUM DOWNS 3201**

 **3**  **2**  **2**

Land size approx. 544 sqm

Sold Price

\$788,000

Sold Date

17-Aug-25

Distance

0.83km



**9 MUNDAY COURT
SKYE 3977**

 **4**  **2**  **2**

Land size approx. 657 sqm

Sold Price

\$800,000

Sold Date

23-Jul-25

Distance

0.56km