

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 ANDREA CLAIRE COURT SKYE VIC 3977

Indicative selling price

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

Single Price

or range
between

\$790,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,000

Property type

House

Suburb

Skye

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

6 CHARDONNAY DRIVE SKYE VIC 3977	\$860,000	12-Apr-25
1 ARLENE DRIVE SKYE VIC 3977	\$808,000	24-Feb-25
6 DIMITRIOS CLOSE SKYE VIC 3977	\$800,000	10-Apr-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 July 2025



6 CHARDONNAY DRIVE SKYE VIC 3977

Sold Price

\$860,000

Sold Date

12-Apr-25

3

2

2

Distance

0.89km



1 ARLENE DRIVE SKYE VIC 3977

Sold Price

\$808,000

Sold Date

24-Feb-25

3

2

2

Distance

1.76km



6 DIMITRIOS CLOSE SKYE VIC 3977

Sold Price

\$800,000

Sold Date

10-Apr-25

3

2

2

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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