

## 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

8 RHONE GROVE SKYE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$787,000

Property type

House

Suburb

Skye

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

|                                |           |           |
|--------------------------------|-----------|-----------|
| 16 EDEN AVENUE SKYE VIC 3977   | \$810,000 | 16-May-25 |
| 2 OLEANDER COURT SKYE VIC 3977 | \$845,500 | 08-Apr-25 |
| 30 LILY WAY SKYE VIC 3977      | \$850,000 | 17-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: 04 August 2025



**16 EDEN AVENUE SKYE VIC 3977**

Sold Price

**\$810,000**

Sold Date

**16-May-25**

4 2 2

Distance

**0.28km**



**2 OLEANDER COURT SKYE VIC 3977**

Sold Price

**\$845,500**

Sold Date

**08-Apr-25**

4 2 2

Distance

**0.43km**



**30 LILY WAY SKYE VIC 3977**

Sold Price

**\$850,000**

Sold Date

**17-Apr-25**

4 2 2

Distance

**0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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