

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

3 MARKET 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

\$700,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,000

Property type

House

Suburb

Skye

Period-from

01 Jun 2024

to

31 May 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

9 GUMVISTA WALK SKYE VIC 3977	\$751,000	07-Apr-25
16 MARKET COURT SKYE VIC 3977	\$762,700	14-Mar-25
102 RANGEVIEW DRIVE SKYE VIC 3977	\$705,000	11-Mar-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: 10 June 2025



9 GUMVISTA WALK SKYE VIC 3977

Sold Price

\$751,000

Sold Date

07-Apr-25

3

2

2

Distance

0.1km



16 MARKET COURT SKYE VIC 3977

Sold Price

\$762,700

Sold Date

14-Mar-25

3

2

2

Distance

0.14km



102 RANGEVIEW DRIVE SKYE VIC 3977

Sold Price

\$705,000

Sold Date

11-Mar-25

3

2

2

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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