

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

9 MUNDAY 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

\$800,000

&

\$810,000

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

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

1 ARLENE DRIVE SKYE VIC 3977	\$808,000	24-Feb-25
6 DIMITRIOS CLOSE SKYE VIC 3977	\$800,000	10-Apr-25
13 VIVI COURT SKYE VIC 3977	\$817,000	14-Jun-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: 24 July 2025

	1 ARLENE DRIVE SKYE VIC 3977	Sold Price	\$808,000	Sold Date	24-Feb-25
	 3  2  2			Distance	1.32km
	6 DIMITRIOS CLOSE SKYE VIC 3977	Sold Price	\$800,000	Sold Date	10-Apr-25
	 3  2  2			Distance	1.42km
	13 VIVI COURT SKYE VIC 3977	Sold Price	^{RS} \$817,000	Sold Date	14-Jun-25
	 3  2  2			Distance	1.94km

RS = Recent sale

UN = Undisclosed Sale

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