

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

7/36 MCCORMICKS ROAD 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

\$550,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Skye

Period-from

01 Sep 2024

to

31 Aug 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

3/36 MCCORMICKS ROAD SKYE VIC 3977	\$570,000	30-Jul-25
7/22 MCCORMICKS ROAD SKYE VIC 3977	\$550,000	03-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 September 2025



**3/36 MCCORMICKS ROAD SKYE
VIC 3977**

2 1 1

Sold Price ^{RS} **\$570,000** Sold Date **30-Jul-25**

Distance **0km**



**7/22 MCCORMICKS ROAD SKYE
VIC 3977**

2 1 1

Sold Price **\$550,000** Sold Date **03-Apr-25**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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