

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

11/2 SANOMA DRIVE 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

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Skye

Period-from

01 Feb 2025

to

31 Jan 2026

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

32/2 SANOMA DRIVE SKYE VIC 3977	\$665,750	16-Oct-25
5 HOTELIER COURT SKYE VIC 3977	\$700,000	09-Dec-25
3/24 MCCORMICKS ROAD SKYE VIC 3977	\$680,250	25-Oct-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.~~

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Luke Magree
P 0499993291
M 0499993291
E luke.magree@obrienrealestate.com.au



32/2 SANOMA DRIVE SKYE VIC 3977

Sold Price **\$665,750** Sold Date **16-Oct-25**

 3  2  2

Distance **0km**



5 HOTELIER COURT SKYE VIC 3977

Sold Price ^{RS} **\$700,000** Sold Date **09-Dec-25**

 3  2  -

Distance **0.34km**



3/24 MCCORMICKS ROAD SKYE VIC 3977

Sold Price **\$680,250** Sold Date **25-Oct-25**

 3  2  2

Distance **0.83km**

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

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