



# FROG PROPERTY

## Sales & Management

### 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

**23/55 McClelland Drive, Skye VIC 3977**

### Indicative selling price

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

Single price

or range between

**\$620,000**

&

**\$650,000**

### Median sale price

Median price

**\$632,500**

Property type

Unit

Suburb

Skye

Period - From

01 July 2025

to

30 June 2026

Source



### 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 six 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 |
|---------------------------------------|-----------|--------------|
| 11/2 Sanoma Drive, Skye VIC 3977      | \$638,000 | 28/04/2026   |
| 28/55 McClelland Drive, Skye VIC 3977 | \$636,000 | 15/06/2026   |
| 2/44 McCormickS Road, Skye VIC 3977   | \$635,000 | 14/03/2026   |

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 six months.~~

This Statement of Information was prepared on: 17 July 2026

[consumer.vic.gov.au](http://consumer.vic.gov.au)

PO Box 418 Seaford VIC 3198

[www.FrogProperty.com.au](http://www.FrogProperty.com.au)

**Frog Property Sales & Management**

ABN: 77 157 685 371

