

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

47 EDINBURGH 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

\$870,000

&

\$919,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,025

Property type

House

Suburb

Skye

Period-from

01 Jun 2025

to

31 May 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

1 GARNET CLOSE SKYE VIC 3977	\$951,000	14-Dec-25
19 DIAMOND PARADE SKYE VIC 3977	\$915,000	28-Feb-26
20 CAPTAIN COOK CLOSE SKYE VIC 3977	\$920,000	30-Apr-26

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: 12 June 2026

	1 GARNET CLOSE SKYE VIC 3977	Sold Price	\$951,000	Sold Date	14-Dec-25
	 4  2  2			Distance	1.7km
	19 DIAMOND PARADE SKYE VIC 3977	Sold Price	\$915,000	Sold Date	28-Feb-26
	 4  2  2			Distance	1.91km
	20 CAPTAIN COOK CLOSE SKYE VIC 3977	Sold Price	^{RS} \$920,000	Sold Date	30-Apr-26
	 4  2  2			Distance	1.75km

RS = Recent sale UN = Undisclosed Sale

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