

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 WINDELLA GROVE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Skye

Period-from

01 Sep 2025

to

31 Aug 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

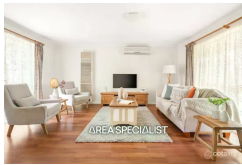
Date of sale

16 HELLENIC COURT CARRUM DOWNS VIC 3201	\$710,000	15-Jul-26
9 CARRUM BELLA DRIVE CARRUM DOWNS VIC 3201	\$785,000	17-Jul-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: 23 September 2026



16 HELLENIC COURT CARRUM DOWNS VIC 3201

 3  2  1

Sold Price

\$710,000

Sold Date

15-Jul-26

Distance

0.71km



9 CARRUM BELLA DRIVE CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

\$785,000

Sold Date

17-Jul-26

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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