

## 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 RANGEVIEW 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

\$810,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

Suburb

Skye

Period-from

01 Apr 2025

to

31 Mar 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 64 RANGEVIEW DRIVE SKYE VIC 3977 | \$815,000 | 15-Mar-26 |
| 25 DELATITE WAY SKYE VIC 3977    | \$826,500 | 27-Mar-26 |
| 1 ST JOHNS WOOD SKYE VIC 3977    | \$870,000 | 19-Feb-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.~~

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**64 RANGEVIEW DRIVE SKYE VIC 3977**

Sold Price

<sup>RS</sup>

**\$815,000**

Sold Date

**15-Mar-26**

 3  2  2

Distance

**0.41km**



**25 DELATITE WAY SKYE VIC 3977**

Sold Price

<sup>RS</sup>

**\$826,500**

Sold Date

**27-Mar-26**

 3  2  2

Distance

**0.6km**



**1 ST JOHNS WOOD SKYE VIC 3977**

Sold Price

**\$870,000**

Sold Date

**19-Feb-26**

 3  2  2

Distance

**0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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