

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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

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

30/2 SANOMA DRIVE SKYE VIC 3977	\$630,750	24-Feb-26
2/44 MCCORMICKS ROAD SKYE VIC 3977	\$635,000	14-Mar-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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30/2 SANOMA DRIVE SKYE VIC 3977

Sold Price

^{RS}

\$630,750

Sold Date

24-Feb-26



3



2



2

Distance

0km



2/44 MCCORMICKS ROAD SKYE VIC 3977

Sold Price

^{RS}

\$635,000

Sold Date

14-Mar-26



3



2



1

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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