

## 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 RHONE GROVE 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,025

Property type

House

Suburb

Skye

Period-from

01 Jul 2025

to

30 Jun 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 19 DIAMOND PARADE SKYE VIC 3977  | \$915,000 | 28-Feb-26 |
| 4 ST AUSTELL COURT SKYE VIC 3977 | \$905,000 | 28-Apr-26 |
| 14 ALTER COURT SKYE VIC 3977     | \$885,000 | 02-Jun-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: 04 July 2026

Michelle Stephens

M 0417 352 644

E michelle.stephens@obre.com.au



### 19 DIAMOND PARADE SKYE VIC 3977

 4  2  2

Sold Price

**\$915,000**

Sold Date **28-Feb-26**

Distance **0.46km**



### 4 ST AUSTELL COURT SKYE VIC 3977

 4  2  2

Sold Price

<sup>RS</sup> **\$905,000**

Sold Date **28-Apr-26**

Distance **0.27km**



### 14 ALTER COURT SKYE VIC 3977

 4  2  4

Sold Price

<sup>RS</sup> **\$885,000**

Sold Date **02-Jun-26**

Distance **0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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