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	26/2 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	$610,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	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
11/2 SANOMA DRIVE SKYE VIC 3977	$638,000	28-Apr-26
2/44 MCCORMICKS ROAD SKYE VIC 3977	$635,000	14-Mar-26
30/2 SANOMA DRIVE SKYE VIC 3977	$630,750	23-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.~~

This Statement of Information was prepared on: 18 July 2026

OBrien Real Estate

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11/2 SANOMA DRIVE SKYE VIC 3977

3 2 1

Sold Price **$638,000** Sold Date **28-Apr-26**

Distance **0.07km**

2/44 MCCORMICKS ROAD SKYE VIC 3977

3 2 1

Sold Price **$635,000** Sold Date **14-Mar-26**

Distance **1.06km**

30/2 SANOMA DRIVE SKYE VIC 3977

3 2 2

Sold Price **$630,750** Sold Date **23-Feb-26**

Distance **0.03km**

RS = Recent sale **UN** = Undisclosed Sale

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