

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

29 COCO PARADE 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

\$825,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,025

Property type

House

Suburb

Skye

Period-from

01 Jun 2025

to

31 May 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

17 PIMMYS COURT SKYE VIC 3977	\$851,000	10-Apr-26
29 RHONE GROVE SKYE VIC 3977	\$810,000	25-Apr-26
8 HUTCHINS WAY SKYE VIC 3977	\$830,000	28-Jan-26

OR

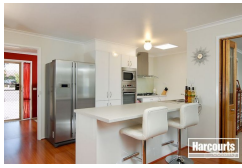
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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17 PIMMYS COURT SKYE VIC 3977

Sold Price

\$851,000

Sold Date

10-Apr-26

 4

 2

 2

Distance

0.28km



29 RHONE GROVE SKYE VIC 3977

Sold Price

\$810,000

Sold Date

25-Apr-26

 4

 2

 2

Distance

0.79km



8 HUTCHINS WAY SKYE VIC 3977

Sold Price

\$830,000

Sold Date

28-Jan-26

 3

 2

 2

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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