

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,250

Property type

House

Suburb

Skye

Period-from

01 May 2025

to

30 Apr 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

4 ST AUSTELL COURT SKYE VIC 3977	\$905,000	28-Apr-26
17 PIMMYS COURT SKYE VIC 3977	\$851,000	10-Apr-26
29 RHONE GROVE SKYE VIC 3977	\$810,000	25-Apr-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: 15 May 2026

Michelle Stephens

M 0417 352 644

E michelle.stephens@obre.com.au



**4 ST AUSTELL COURT SKYE VIC 3977**

Sold Price

<sup>RS</sup>

**\$905,000**

Sold Date

**28-Apr-26**

 4  2  2

Distance

**0.64km**



**17 PIMMYS COURT SKYE VIC 3977**

Sold Price

**\$851,000**

Sold Date

**10-Apr-26**

 4  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**

**RS** = Recent sale

**UN** = Undisclosed Sale

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