

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

2 RANGEVIEW 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

\$835,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

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

6 LOUISE COURT SKYE VIC 3977	\$860,000	26-Nov-25
19 RODNEY COURT SKYE VIC 3977	\$860,000	02-Aug-25
5 WESLEY CLOSE SKYE VIC 3977	\$882,000	20-Sep-25

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: 24 April 2026


6 LOUISE COURT SKYE VIC 3977

Sold Price

\$860,000

Sold Date **26-Nov-25**
 3
 2
 2

Distance **0.41km**

19 RODNEY COURT SKYE VIC 3977

Sold Price

Sold Date **02-Aug-25**
 3
 2
 2

Distance **0.81km**

5 WESLEY CLOSE SKYE VIC 3977

Sold Price

\$882,000

Sold Date **20-Sep-25**
 3
 2
 2

Distance **1.56km**
RS = Recent sale

UN = Undisclosed Sale

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