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	5 WESLEY CLOSE 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	$785,000	&	$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$791,000	Property type	House	Suburb	Skye
Period-from	01 Sep 2024	to	31 Aug 2025	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 CHARDONNAY DRIVE SKYE VIC 3977	$860,000	12-Apr-25
47 DARNLEY DRIVE SKYE VIC 3977	$845,000	01-Jul-25
16 ST AUSTELL COURT SKYE VIC 3977	$795,000	08-Apr-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: 10 September 2025

OBrien Real Estate

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6 CHARDONNAY DRIVE SKYE VIC 3977
3 2 2

Sold Price **$860,000** Sold Date **12-Apr-25**
Distance **1.28km**



47 DARNLEY DRIVE SKYE VIC 3977
3 2 2

Sold Price **$845,000** Sold Date **01-Jul-25**
Distance **0.96km**



16 ST AUSTELL COURT SKYE VIC 3977
3 2 2

Sold Price **$795,000** Sold Date **08-Apr-25**
Distance **0.9km**

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

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