

## 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

9 DI BLASI COURT 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

\$850,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$795,500

Property type

House

Suburb

Skye

Period-from

01 Oct 2024

to

30 Sep 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

3 TRIUMPH WAY SKYE VIC 3977	\$845,000	07-Jun-25
12 ST AUSTELL COURT SKYE VIC 3977	\$890,000	11-Oct-25
3 VIVI COURT SKYE VIC 3977	\$862,128	10-May-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: 28 October 2025



**3 TRIUMPH WAY SKYE VIC 3977**

Sold Price **\$845,000** Sold Date **07-Jun-25**

4 2 2

Distance **0.55km**



**12 ST AUSTELL COURT SKYE VIC 3977**

Sold Price <sup>RS</sup> **\$890,000** Sold Date **11-Oct-25**

4 2 2

Distance **0.74km**



**3 VIVI COURT SKYE VIC 3977**

Sold Price **\$862,128** Sold Date **10-May-25**

4 2 2

Distance **0.66km**

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

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