

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

1/29 CHARDONNAY 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

\$589,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

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

2/29 CHARDONNAY DRIVE SKYE VIC 3977	\$620,000	11-Dec-25
14/32 LATS AVENUE CARRUM DOWNS VIC 3201	\$670,000	09-Oct-25
26 LATS AVENUE CARRUM DOWNS VIC 3201	\$612,000	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: 15 April 2026



**2/29 CHARDONNAY DRIVE SKYE
VIC 3977**

3 1 1

Sold Price **\$620,000** Sold Date **11-Dec-25**

Distance **0km**



**14/32 LATS AVENUE CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price **\$670,000** Sold Date **09-Oct-25**

Distance **0.53km**



**26 LATS AVENUE CARRUM
DOWNS VIC 3201**

3 1 1

Sold Price **\$612,000** Sold Date **08-Apr-25**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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