

## 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

282 BALLARTO ROAD 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

\$790,000

&

\$865,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$787,000

Property type

House

Suburb

Skye

Period-from

01 Jul 2024

to

30 Jun 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 |
| 3 VIVI COURT SKYE VIC 3977     | \$862,128 | 10-May-25 |
| 2 OLEANDER COURT SKYE VIC 3977 | \$845,500 | 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: 29 July 2025

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**3 TRIUMPH WAY SKYE VIC 3977**

Sold Price

**\$845,000**

Sold Date

**07-Jun-25** 4  2  2

Distance

**0.46km****3 VIVI COURT SKYE VIC 3977**

Sold Price

<sup>RS</sup> **\$862,128**

Sold Date

**10-May-25** 4  2  2

Distance

**0.29km****2 OLEANDER COURT SKYE VIC 3977**

Sold Price

**\$845,500**

Sold Date

**08-Apr-25** 4  2  2

Distance

**0.65km****RS** = Recent sale**UN** = Undisclosed Sale

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