

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 VALLEY DRIVE RYE VIC 3941

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

\$795,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Rye

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

4 OBSERVATION DRIVE RYE VIC 3941	\$825,000	04-Sep-24
25 BALLABIL STREET RYE VIC 3941	\$850,000	02-Nov-24
72 VALLEY DRIVE RYE VIC 3941	\$815,000	02-Sep-24

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 February 2025



4 OBSERVATION DRIVE RYE VIC 3941

Sold Price

\$825,000Sold Date **04-Sep-24**

2 1 2

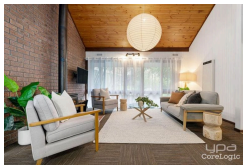
Distance **0.09km**

25 BALLABIL STREET RYE VIC 3941

Sold Price

RS \$850,000Sold Date **02-Nov-24**

4 2 -

Distance **0.42km**

72 VALLEY DRIVE RYE VIC 3941

Sold Price

\$815,000Sold Date **02-Sep-24**

3 2 1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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