

## 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

63 TOAGARA STREET RYE VIC 3941

### 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,056,000

Property type

House

Suburb

Rye

Period-from

01 Jan 2024

to

31 Dec 2024

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

6 MANNANA STREET RYE VIC 3941	\$985,000	14-Jan-25
24A CENTRE DRIVE RYE VIC 3941	\$960,000	14-Dec-24
54 LANDRA STREET RYE VIC 3941	\$1,000,000	25-Aug-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 January 2025



**6 MANNANA STREET RYE VIC 3941** Sold Price <sup>RS</sup> **\$985,000** Sold Date **14-Jan-25**

4 2 -

Distance **0.79km**



**24A CENTRE DRIVE RYE VIC 3941** Sold Price <sup>RS</sup> **\$960,000** Sold Date **14-Dec-24**

3 3 1

Distance **1.31km**



**54 LANDRA STREET RYE VIC 3941** Sold Price **\$1,000,000** Sold Date **25-Aug-24**

3 2 1

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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