COMPARATIVE MARKET ANALYSIS

4-6 TUERONG STREET, RYE, VIC 3941

PREPARED BY PRUE JONES, AGENTS'AGENCY NETWORK PARTNERS





4-6 TUERONG STREET, RYE, VIC 3941



Owner Details

Owner Name(s): Owner Address: Phone(s):	THE PROPRIETORS N/A	Owner Type:	Owner Occupied
Property	Details	– 3	
Property Type: RPD:	Vacant Land - N/A 28//LP53777 (8753216)	Area:	1,536 m²
Land Use: Zoning Council: Features:	VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT MORNINGTON PENINSULA SHIRE EER: 6.0	Area \$/m2: Water/Sewerage: Property ID: UBD Ref:	15658374 / VIC1077619 UBD Ref: 494 H6

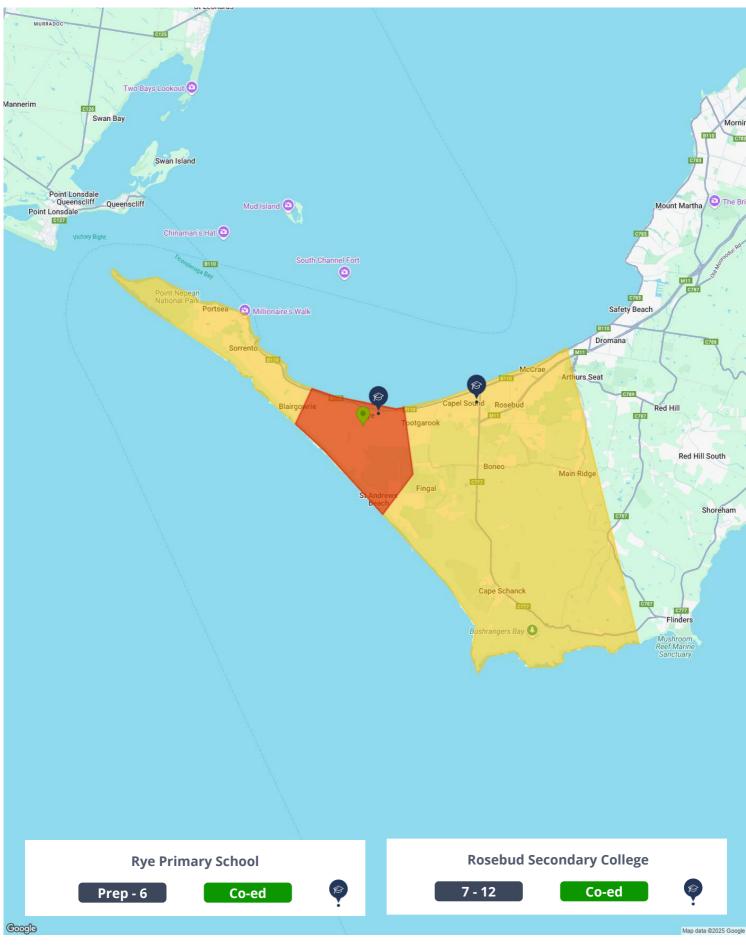
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 0	13/01/2024	THE PROPRIETORS	1,536 m²	Nils And Wills	No
\$ 365,000	14/08/2020	THE PROPRIETORS	1,536 m²	Normal Sale	No
\$ 340,000	11/07/2017	THE PROPRIETORS	1,536 m²	Normal Sale	No
\$ 24,000	01/01/1988	THE PROPRIETORS	0 m²	Normal Sale	No

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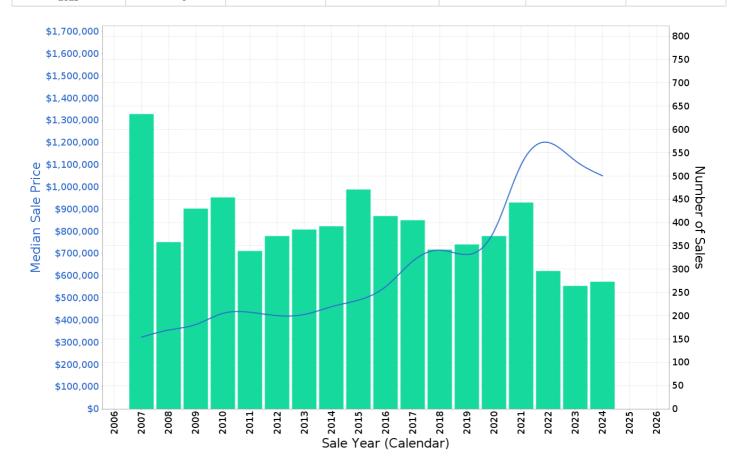
School Catchment Areas





Sales & Growth Chart (House)

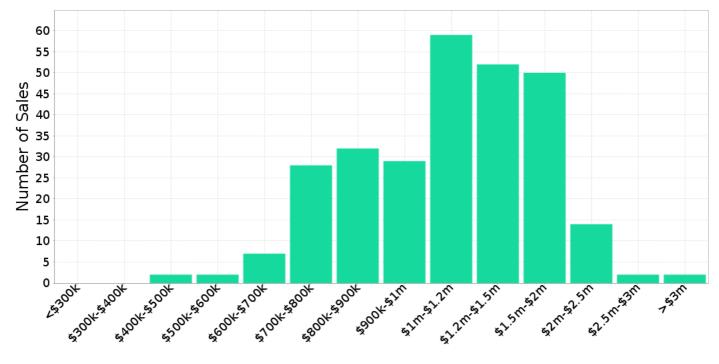
Year	No. of Sales	Average	Median	Growth	Low	High
2007	633	\$ 363,525	\$ 323,000		\$ 78,000	\$ 2,200,000
2008	358	\$ 392,043	\$ 355,000	9.9 %	\$ 60,000	\$ 1,600,000
2009	430	\$ 409,409	\$ 380,000	7.0 %	\$ 40,000	\$ 2,000,000
2010	454	\$ 460,238	\$ 430,000	13.2 %	\$ 3,458	\$ 1,375,000
2011	339	\$ 477,475	\$ 435,000	1.2 %	\$ 120,000	\$ 1,875,000
2012	371	\$ 462,057	\$ 420,000	-3.4 %	\$ 4,950	\$ 1,925,000
2013	385	\$ 487,798	\$ 425,000	1.2 %	\$ 92,500	\$ 1,680,000
2014	392	\$ 526,694	\$ 460,000	8.2 %	\$ 182,500	\$ 2,125,000
2015	471	\$ 543,959	\$ 490,000	6.5 %	\$ 100,000	\$ 2,850,000
2016	414	\$ 609,142	\$ 550,000	12.2 %	\$ 6,500	\$ 6,900,003
2017	405	\$ 736,030	\$ 665,000	20.9 %	\$ 174,900	\$ 2,400,000
2018	342	\$ 773,615	\$ 715,000	7.5 %	\$ 200,000	\$ 2,250,000
2019	353	\$ 783,332	\$ 695,000	-2.8 %	\$ 122,500	\$ 2,775,000
2020	371	\$ 900,299	\$ 800,000	15.1 %	\$ 10,000	\$ 2,850,000
2021	443	\$ 1,219,479	\$ 1,100,000	37.5 %	\$ 150,000	\$ 4,085,000
2022	296	\$ 1,331,029	\$ 1,200,000	9.1 %	\$ 300,000	\$ 5,850,000
2023	264	\$ 1,218,741	\$ 1,117,500	-6.9 %	\$ 510,000	\$ 2,850,000
2024	273	\$ 1,184,665	\$ 1,050,000	-6.0 %	\$ 212,500	\$ 5,000,000
2025	0					



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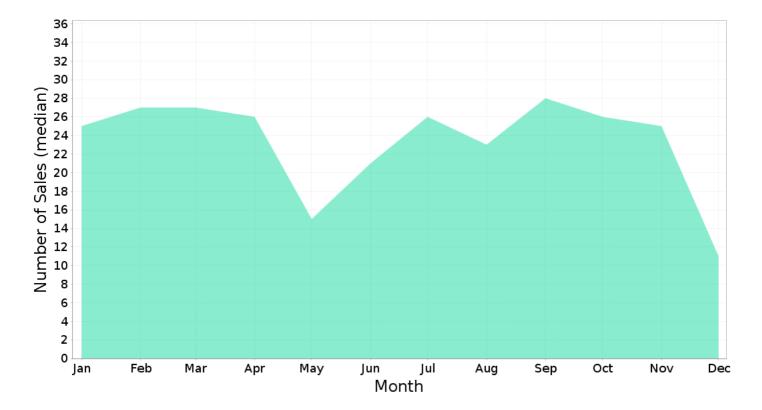


Price Segmentation

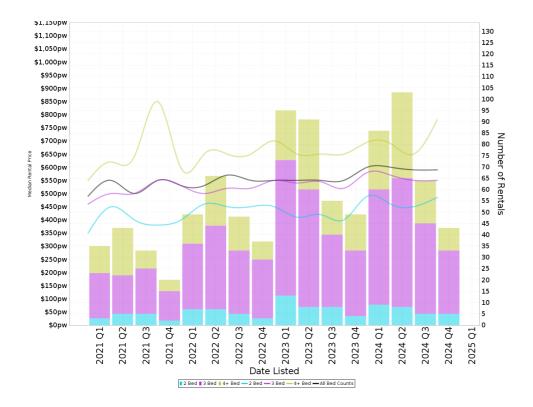


Price Range Segments

Peak Selling Periods







Median Weekly Rents (Houses)

Suburb Sale Price Growth

-6.0%

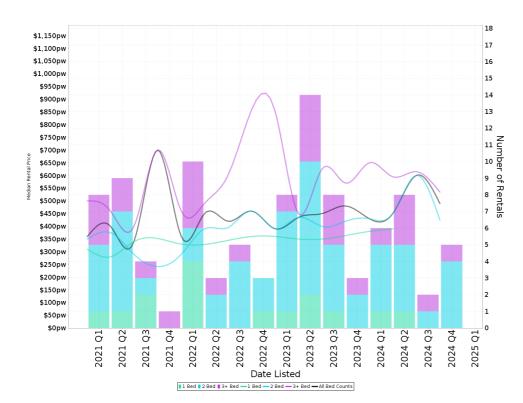
Current Median Price: \$1,050,000 Previous Median Price: \$1,117,500 Based on 537 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$1,050,000 Current Median Rent: \$595 Based on 296 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.0%

Current Median Price: \$700,000 Previous Median Price: \$686,500 Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield



Current Median Price: \$700,000 Current Median Rent: \$480 Based on 21 registered Unit rentals compared over the last 12 months.



Comparable Properties Map Noel r Moorong St Θ Mebouread Θ Riatta Ct Iumana St Noel Street Reserve Charles St Charles St Tuerong St. Charles St Leawarra Gunyah St S Θ Tuerong St Wyena St Leawarra St Dunda ~ Tuerong St В Toagara St Byahamee St Yootha Ct AllaraSt Toagara St Toagara St Croanna St Wondaree St Croanna St Carramar St Croanna St Voomerast Croanna Lewana St Wollert St Burdoo St Burdoo Loatta St Inala St anderra St Inala St Korowa St Loongana St Barkala St Ct Wondaree St Koolya Ct Loongana St Kanburra St Goyarra St Balook St Kanburra St Kanburra St Yarrayne St Dund Yarrayne St For Sale Sold For Rent D

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Map data ©2025 Google



Nearby Comparable Sold Properties

There are 2 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$420,000 and the highest sale price is \$445,000 with a median sale price of \$432,500. Days listed ranges from 202 to 202 days with the average currently at 202 days for these selected properties.

24 TANDERRA ST, RYE, VIC 3941		UBD Ref: Melbourne - 494 H7 Distance from Property: 430m	
	Property Type:Vacant Land Area: 813 m ² Area \$/m2: \$517 RPD: 212//LP53779 Features:	Sale Price: \$420,000 (Norn Sale Date: 14/05/2024 Da Last Price: \$450,000 to \$49 First Price: \$590,000 to \$64	ys to Sell: 202 Days 5,000 Chg %: -6.7%
22 WONDAREE ST, RYE, VIC 3941		UBD Ref: Melbourne - 494 G6 Distance from Property: 390m	. 🕀 - 🖶 -
	Property Type:Vacant Land Area: 640 m ² Area \$/m2: \$695 RPD: 1//TP199705 Features:	Sale Price: \$445,000 (Norn Sale Date: 07/11/2024 Da Last Price: First Price:	-

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Appraisal Price

This market analysis has been prepared on 06/02/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$600,000 to \$660,000

Contact your agent for further information:

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