

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): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

3 1 2

Property Type: Vacant Land - N/A

RPD: 28//LP53777 (8753216)

Area: 1,536 m²

Area \$/m²:

Water/Sewerage:

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Zoning

Council: MORNINGTON PENINSULA SHIRE

Property ID: 15658374 / VIC1077619

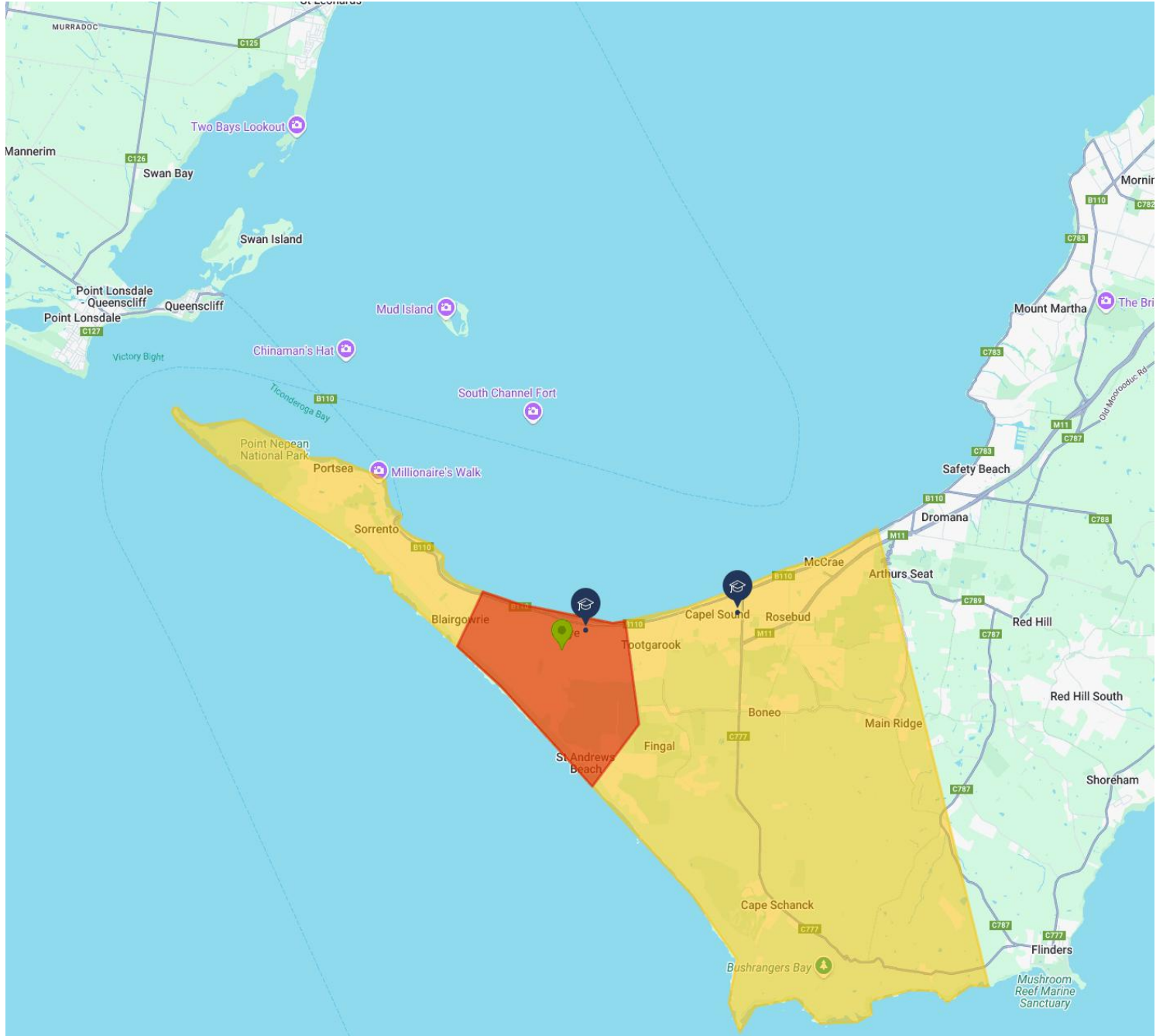
Features: EER: 6.0

UBD Ref: UBD Ref: 494 H6

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 0	13/01/2024	THE PROPRIETORS	1,536 m ²	Nils And Wills	No
\$ 365,000	14/08/2020	THE PROPRIETORS	1,536 m ²	Normal Sale	No
\$ 340,000	11/07/2017	THE PROPRIETORS	1,536 m ²	Normal Sale	No
\$ 24,000	01/01/1988	THE PROPRIETORS	0 m ²	Normal Sale	No

School Catchment Areas



Rye Primary School

Prep - 6

Co-ed



Rosebud Secondary College

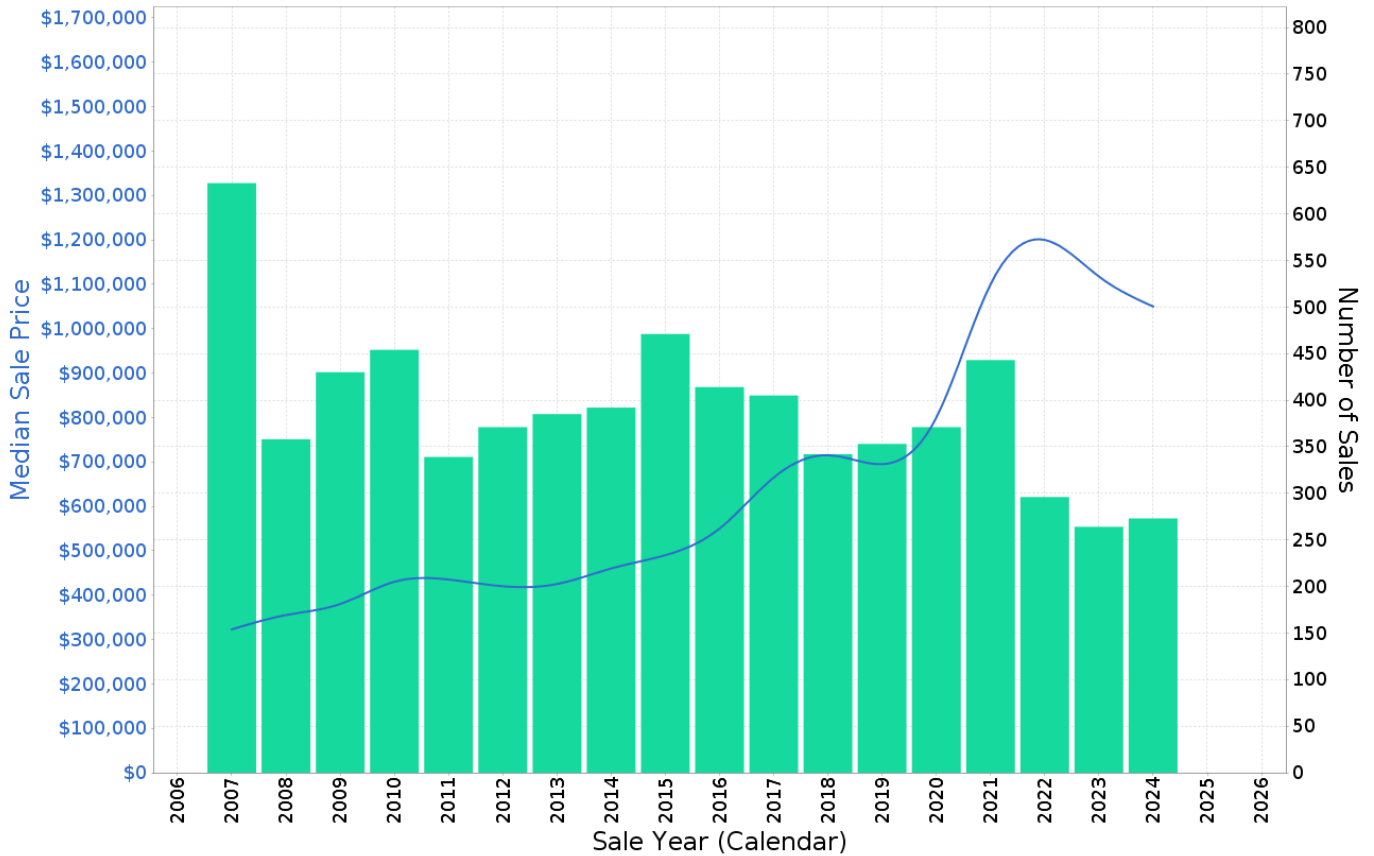
7 - 12

Co-ed

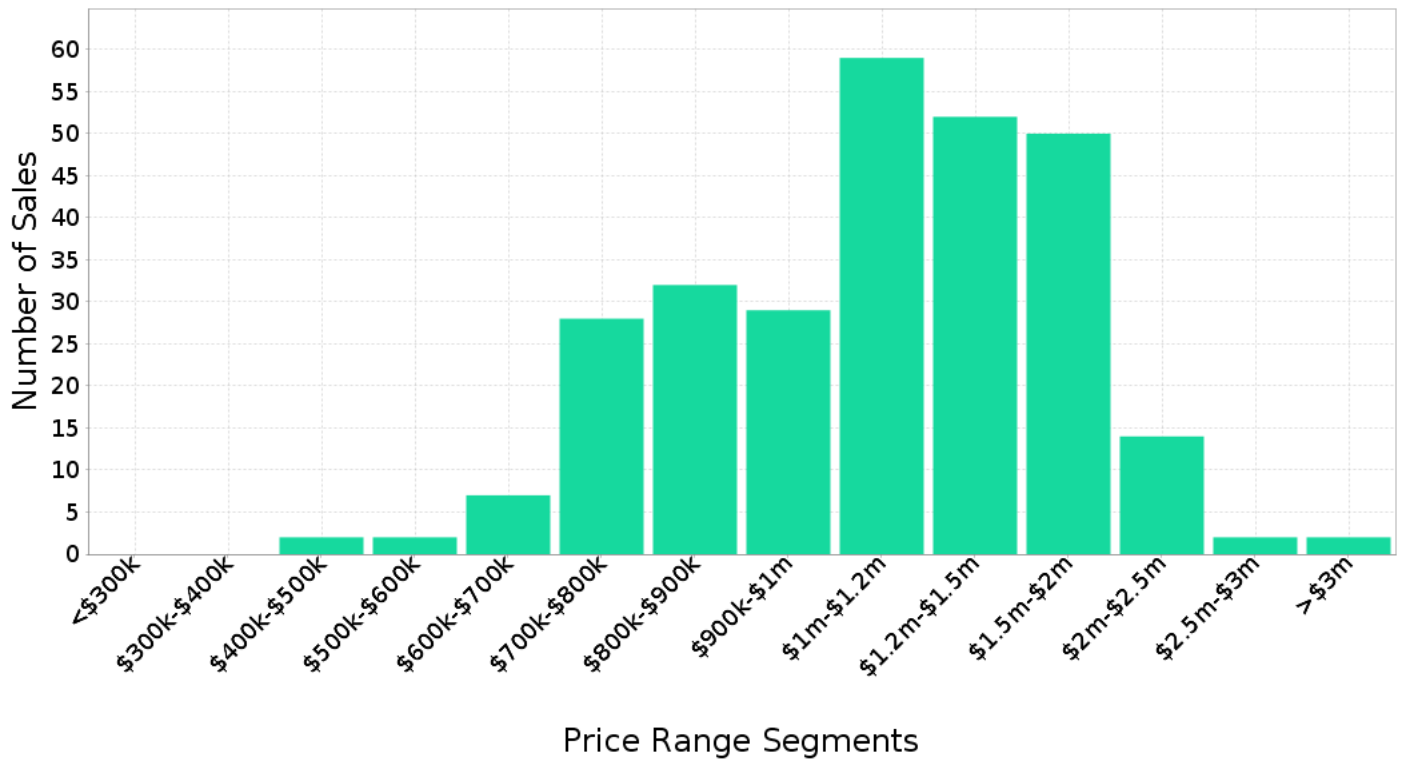


Sales & Growth Chart (House)

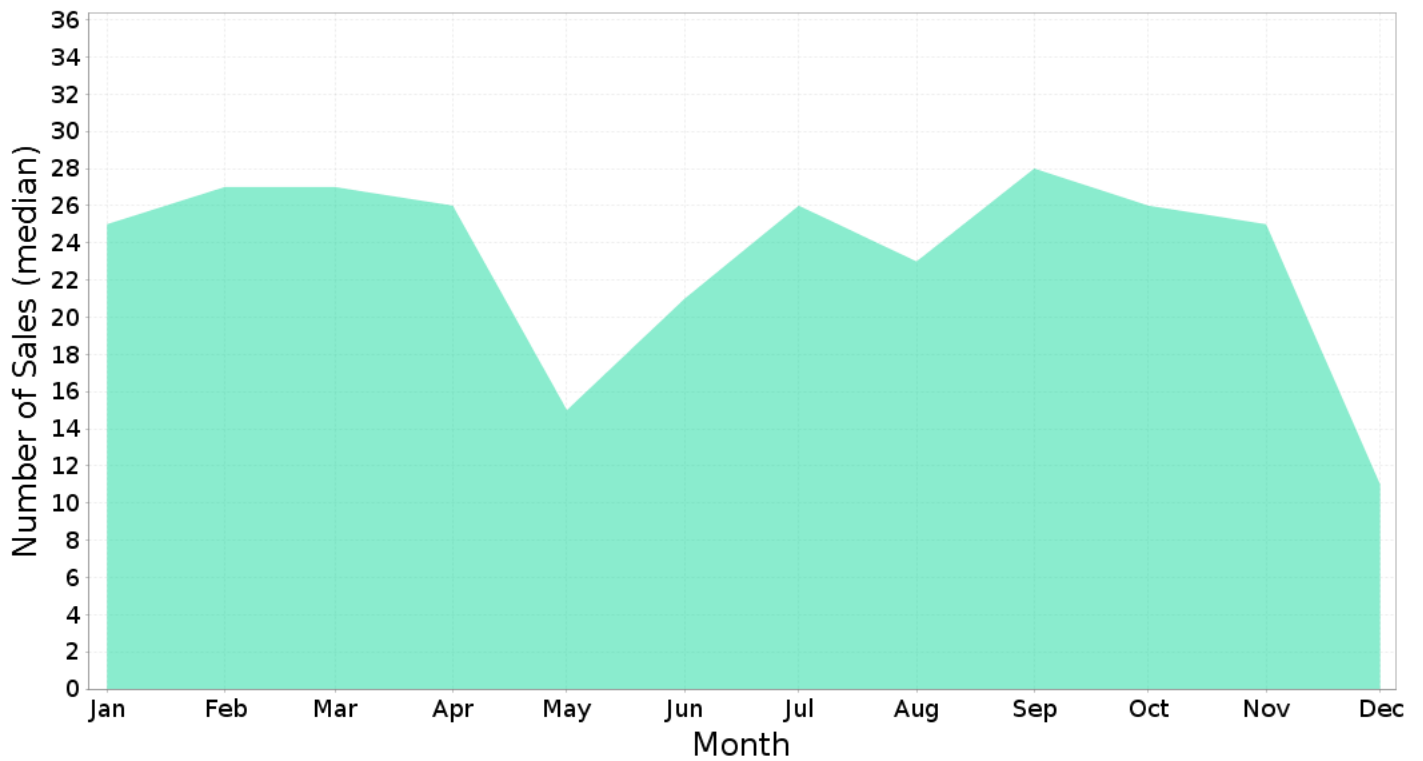
Year	No. of Sales	Average	Median	Growth	Low	High
2007	633	\$ 363,525	\$ 323,000		\$ 78,000	\$ 2,200,000
2008	358	\$ 392,043	\$ 355,000	9.9 %	\$ 60,000	\$ 1,600,000
2009	430	\$ 409,409	\$ 380,000	7.0 %	\$ 40,000	\$ 2,000,000
2010	454	\$ 460,238	\$ 430,000	13.2 %	\$ 3,458	\$ 1,375,000
2011	339	\$ 477,475	\$ 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					



Price Segmentation

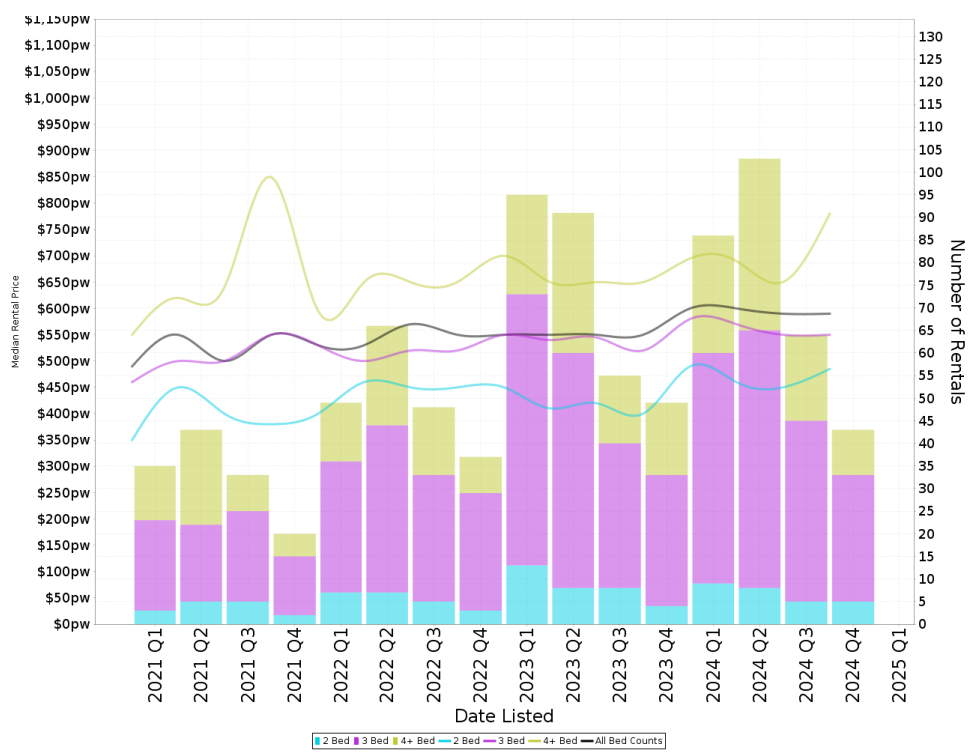


Peak Selling Periods





Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.0%

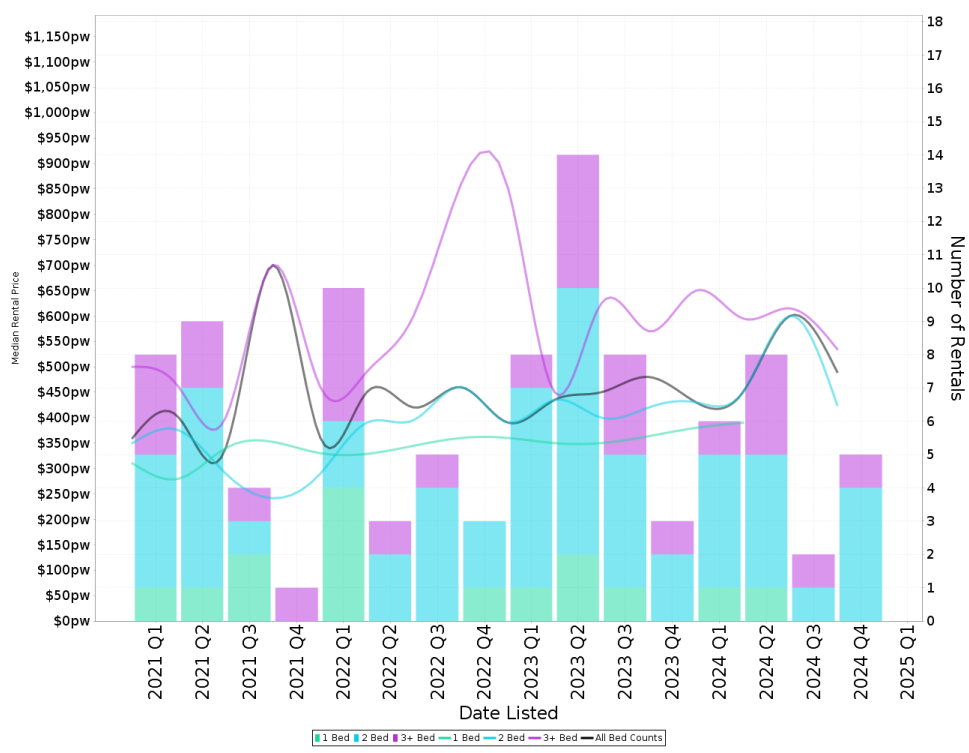
Current Median Price: \$1,050,000
 Previous Median Price: \$1,117,500
Based on 537 registered House sales compared over the last two rolling 12 month periods.

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%

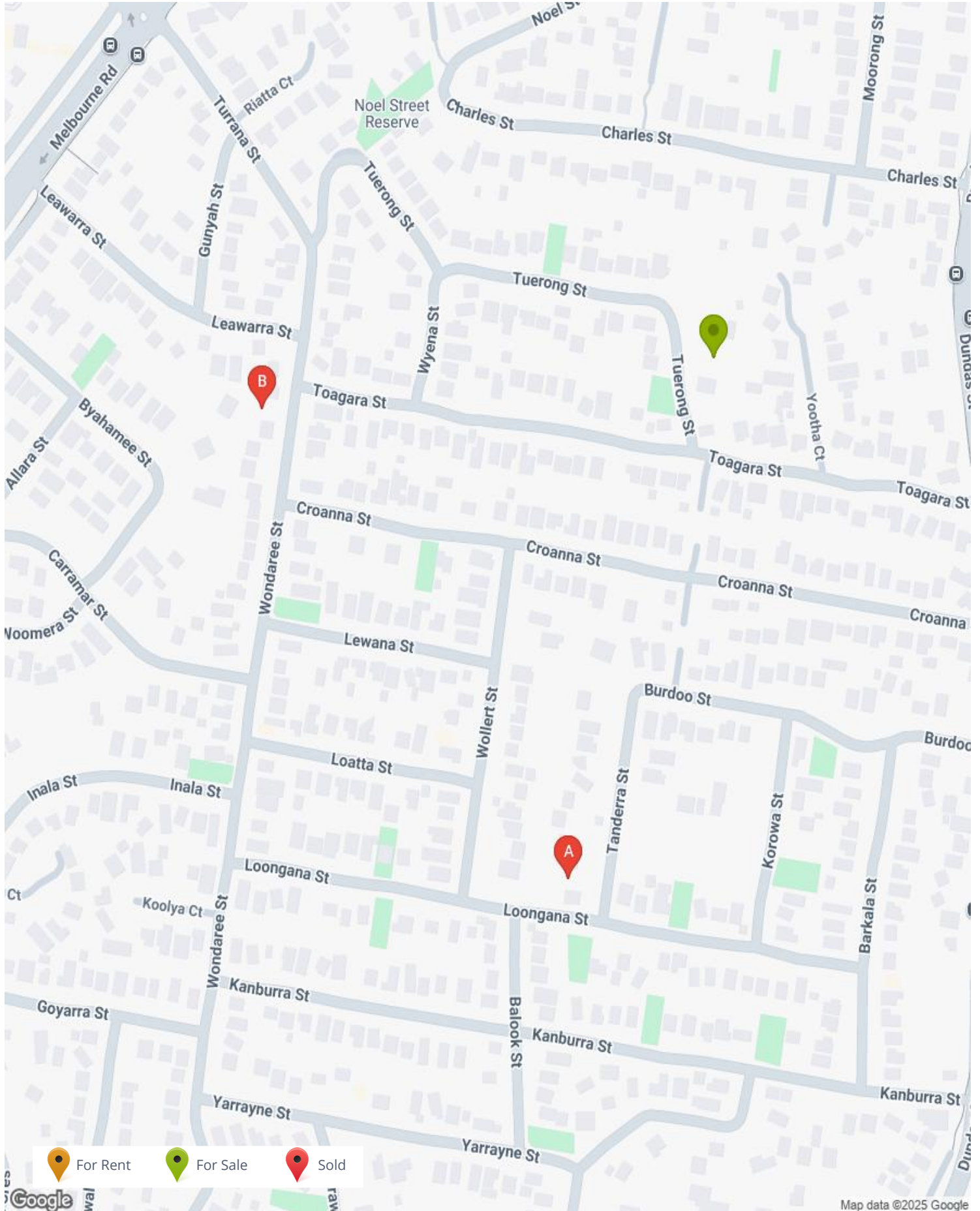
Current Median Price: \$700,000
 Previous Median Price: \$686,500
Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

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

Comparable Properties Map



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 m²
 Area \$/m²: \$517
 RPD: 212//LP53779

Features:

Sale Price: **\$420,000 (Normal Sale)**
 Sale Date: 14/05/2024 Days to Sell: **202 Days**
 Last Price: \$450,000 to \$495,000 Chg %: **-6.7%**
 First Price: \$590,000 to \$640,000 Chg %: **-28.8%**



22 WONDAREE ST, RYE, VIC 3941

UBD Ref: Melbourne - 494 G6
 Distance from Property: 390m



Property Type: Vacant Land
 Area: 640 m²
 Area \$/m²: \$695
 RPD: 1//TP199705

Features:

Sale Price: **\$445,000 (Normal Sale)**
 Sale Date: 07/11/2024 Days to Sell:
 Last Price: Chg %:
 First Price: Chg %:



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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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