

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

1 DAWN STREET 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

\$1,190,000

&

\$1,260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Rye

Period-from

01 Mar 2024

to

28 Feb 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

5 BIGELOW COURT RYE VIC 3941	\$1,250,000	10-Feb-25
385 BROWNS ROAD RYE VIC 3941	\$1,185,000	19-Dec-24
399 BROWNS ROAD RYE VIC 3941	\$1,250,000	29-Jan-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: 18 March 2025



5 BIGELOW COURT RYE VIC 3941

Sold Price

^{RS} **\$1,250,000** Sold Date **10-Feb-25**

 4  2  3

Distance **1.25km**



385 BROWNS ROAD RYE VIC 3941

Sold Price

\$1,185,000 Sold Date **19-Dec-24**

 4  2  2

Distance **1.42km**



399 BROWNS ROAD RYE VIC 3941

Sold Price

\$1,250,000 Sold Date **29-Jan-25**

 4  2  2

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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