

## 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

11 DUNTROON AVENUE RYE VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$962,500

Property type

House

Suburb

Rye

Period-from

01 Apr 2024

to

31 Mar 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

12 HIBISCUS GROVE RYE VIC 3941	\$1,000,000	13-Feb-25
12 NEVILLE DRIVE RYE VIC 3941	\$997,000	11-Jan-25
24A CENTRE DRIVE RYE VIC 3941	\$960,000	14-Dec-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: 17 April 2025



12 HIBISCUS GROVE RYE VIC 3941

Sold Price

\$1,000,000

Sold Date

13-Feb-25

4

2

2

Distance

0.46km



12 NEVILLE DRIVE RYE VIC 3941

Sold Price

\$997,000

Sold Date

11-Jan-25

2

1

3

Distance

1.23km



24A CENTRE DRIVE RYE VIC 3941

Sold Price

\$960,000

Sold Date

14-Dec-24

3

3

1

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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