

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 EUREKA 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Rye

Period-from

01 May 2024

to

30 Apr 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

130 WEEROONA STREET RYE VIC 3941	\$750,000	16-Nov-24
84 VALLEY DRIVE RYE VIC 3941	\$700,000	12-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: 14 May 2025



130 WEEROONA STREET RYE VIC 3941

Sold Price

\$750,000

Sold Date

16-Nov-24

3

1

2

Distance

1.06km



84 VALLEY DRIVE RYE VIC 3941

Sold Price

\$700,000

Sold Date

12-Dec-24

2

1

-

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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