

## 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 LOCKSLEY ROAD 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

\$1,245,000

&

\$1,345,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$921,250

Property type

House

Suburb

Rye

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

34 BEAUNA VISTA DRIVE RYE VIC 3941

\$1,180,000

18-Jun-25

2 HIGHVIEW COURT RYE VIC 3941

\$1,280,000

14-Mar-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.

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34 BEAUNA VISTA DRIVE RYE VIC 3941

Sold Price

RS

\$1,180,000

UN

Sold Date

18-Jun-25

4

2

4

Distance

0.5km



2 HIGHVIEW COURT RYE VIC 3941

Sold Price

\$1,280,000

Sold Date

14-Mar-25

4

2

1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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