

## 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

152 DUNDAS STREET 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

\$480,000

&

\$528,000

### 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

9 EUGENIA STREET RYE VIC 3941

\$510,000

22-Jan-25

73 BEAUNA VISTA DRIVE RYE VIC 3941

\$535,000

20-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: 28 May 2025



**9 EUGENIA STREET RYE VIC 3941**

Sold Price

**\$510,000**

Sold Date

**22-Jan-25**



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-



-

Distance

**1.59km**



**73 BEAUNA VISTA DRIVE RYE VIC 3941**

Sold Price

**\$535,000**

Sold Date

**20-Dec-24**



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Distance

**1.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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