

# 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

16 Landra Street, Rye VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$825,000

### Median sale price

Median price

\$950,000

Property Type

House

Suburb

Rye

Period - From

06/11/2024

to

05/05/2025

Source

price\_finder

### 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Alatheia Court, Rye VIC	\$791,000	24/02/2025
5 Louise Street Rye VIC	\$800,000	23/03/2025
4 Marmion Street VIC	\$816,000	05/04/2025

This Statement of Information was prepared on:

06/05/2025