

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

18 KEATS COURT 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

\$1,590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,625

Property type

House

Suburb

Rye

Period-from

01 Jul 2024

to

30 Jun 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 CAIN ROAD RYE VIC 3941	\$1,600,000	28-Jul-25
48 MICHAEL STREET RYE VIC 3941	\$1,625,000	21-May-25
26 MURRAY STREET RYE VIC 3941	\$1,680,000	15-Feb-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.~~

This Statement of Information was prepared on: 30 July 2025


34 CAIN ROAD RYE VIC 3941

Sold Price ^{RS} **\$1,600,000** ^{UN} Sold Date **28-Jul-25**
 4  4  2

Distance **0.88km**

48 MICHAEL STREET RYE VIC 3941

Sold Price ^{RS} **\$1,625,000** ^{UN} Sold Date **21-May-25**
 4  2  2

Distance **0.41km**

26 MURRAY STREET RYE VIC 3941

Sold Price **\$1,680,000** Sold Date **15-Feb-25**
 3  2  2

Distance **0.62km**
RS = Recent sale

UN = Undisclosed Sale

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