

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 18 Trafalgar Street, Rhyll, VIC 3923

### Indicative selling price

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

Price Range \$1,200,000 & \$1,320,000

### Median sale price

Median price \$850,000 Property Type House Suburb Rhyll (3922)

Period - From 01/01/2024 to 31/12/2024 Source Pricefinder

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
23 WOLFENDEN STREET, RHYLL VIC 3923	\$970,000	10/10/2024
8 SOUTHAMPTON STREET, RHYLL VIC 3923	\$1,070,000	31/07/2024
24 SNAPPER COURT, RHYLL VIC 3923	\$1,190,000	28/02/2025

This Statement of Information was prepared on: 16/05/2025