

# 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

25 GRAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### 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

7 GLADWELL STREET RYE VIC 3941	\$1,100,000	28-Feb-25
19 NERISSA STREET RYE VIC 3941	\$1,060,000	20-Nov-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.

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**7 GLADWELL STREET RYE VIC 3941**

Sold Price **\$1,100,000** Sold Date **28-Feb-25**

3 2 2

Distance **0.68km**



**19 NERISSA STREET RYE VIC 3941**

Sold Price **\$1,060,000** Sold Date **20-Nov-24**

3 2 2

Distance **0.48km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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