

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

3/62 FIELD STREET 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Rye

Period-from

01 Oct 2024

to

30 Sep 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

2/2 MARSHALL STREET RYE VIC 3941	\$551,000	13-Jun-25
5/2049 POINT NEPEAN ROAD RYE VIC 3941	\$530,000	16-Apr-25
5/20 SULLIVAN STREET RYE VIC 3941	\$542,500	06-Jun-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: 06 October 2025



2/2 MARSHALL STREET RYE VIC 3941

Sold Price

\$551,000

Sold Date

13-Jun-25

2

1

1

Distance

0.62km



5/2049 POINT NEPEAN ROAD RYE VIC 3941

Sold Price

\$530,000

Sold Date

16-Apr-25

2

1

1

Distance

0.68km



5/20 SULLIVAN STREET RYE VIC 3941

Sold Price

^{RS} **\$542,500** ^{UN}

Sold Date

06-Jun-25

2

1

1

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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