

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

36 GRANGE ROAD 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Rye

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

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

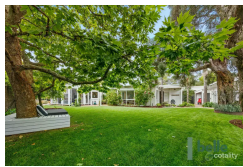
Date of sale

26 GRANGE ROAD RYE VIC 3941	\$1,255,000	30-Jul-26
16 PHYLLIS PARADE RYE VIC 3941	\$1,275,000	12-Jun-26
49 GRANGE ROAD RYE VIC 3941	\$1,270,000	27-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 August 2026



26 GRANGE ROAD RYE VIC 3941

Sold Price

^{RS}

\$1,255,000

Sold Date

30-Jul-26



4



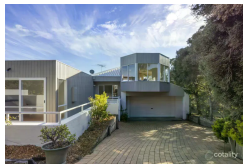
2



2

Distance

0.21km



16 PHYLLIS PARADE RYE VIC 3941

Sold Price

^{RS}

\$1,275,000

Sold Date

12-Jun-26



4



3



2

Distance

0.4km



49 GRANGE ROAD RYE VIC 3941

Sold Price

\$1,270,000

Sold Date

27-Mar-26



3



2



2

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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