

# 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 37 Hogan Drive, 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 \$830,000 & \$850,000

### Median sale price

Median price \$990,000

Property type House

Suburb Rye

Period - From 26/4/2025

to

27/10/2025

Source Price finder

### 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 six 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 |
|--------------------------------|-----------|--------------|
| 4 Sabato Street Rye            | \$870,000 | 28/7/2025    |
| 21 Loongana Street Rye         | \$830,000 | 25/9/2025    |
| 58 Valley Drive Rye            | \$835,000 | 24/9/2025    |

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 six months.~~

This Statement of Information was prepared on: 1<sup>st</sup> October 2025