

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

4 GERALDINE 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

\$1,090,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Rye

Period-from

01 Nov 2024

to

31 Oct 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

7 PARSON STREET RYE VIC 3941	\$1,090,000	10-Nov-25
15 FELECIA STREET RYE VIC 3941	\$1,190,000	21-Oct-25
8 MYRA COURT RYE VIC 3941	\$1,200,000	16-Jul-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: 24 November 2025



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7 PARSON STREET RYE VIC 3941

Sold Price

^{RS} **\$1,090,000** Sold Date **10-Nov-25**

3 2 2

Distance **1.79km**



15 FELECIA STREET RYE VIC 3941

Sold Price

^{RS} **\$1,190,000** Sold Date **21-Oct-25**

4 2 2

Distance **1.12km**



8 MYRA COURT RYE VIC 3941

Sold Price

\$1,200,000 Sold Date **16-Jul-25**

3 2 2

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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