

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 GORDON 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

\$1,395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

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 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

4 FORD STREET RYE VIC 3941	\$928,000	20-Apr-26
25 SARAZEN STREET RYE VIC 3941	\$1,350,000	21-Jul-26
23 NIBLICK STREET RYE VIC 3941	\$1,250,000	28-May-26

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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4 FORD STREET RYE VIC 3941

Sold Price **\$928,000** Sold Date **20-Apr-26**

- - -

Distance **0.6km**



25 SARAZEN STREET RYE VIC 3941

Sold Price ^{RS} **\$1,350,000** Sold Date **21-Jul-26**

4 2 2

Distance **0.69km**



23 NIBLICK STREET RYE VIC 3941

Sold Price ^{RS} **\$1,250,000** Sold Date **28-May-26**

5 3 1

Distance **0.79km**

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

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