

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 HARDY 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$921,250

Property type

House

Suburb

Rye

Period-from

01 Aug 2024

to

31 Jul 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

23 EDGAR STREET RYE VIC 3941	\$1,060,000	09-May-25
72 FERN GROVE RYE VIC 3941	\$1,100,000	22-May-25
30 HAWAII COURT RYE VIC 3941	\$1,005,000	17-Mar-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: 16 August 2025



23 EDGAR STREET RYE VIC 3941

Sold Price

\$1,060,000

Sold Date

09-May-25

3

2

1

Distance

0.26km



72 FERN GROVE RYE VIC 3941

Sold Price

\$1,100,000

Sold Date

22-May-25

3

2

2

Distance

0.86km



30 HAWAII COURT RYE VIC 3941

Sold Price

\$1,005,000

Sold Date

17-Mar-25

3

2

1

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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