

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 PHYLLIS PARADE 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Rye

Period-from

01 Oct 2024

to

30 Sep 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

34 CAIN ROAD RYE VIC 3941

\$1,600,000

17-Jul-25

23 SHERWOOD FOREST DRIVE RYE VIC 3941

\$1,550,000

03-Oct-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.

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34 CAIN ROAD RYE VIC 3941

Sold Price

\$1,600,000

Sold Date

17-Jul-25

4

4

2

Distance

0.94km



23 SHERWOOD FOREST DRIVE RYE VIC 3941

Sold Price

^{RS}\$1,550,000

Sold Date

03-Oct-25

5

2

2

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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