

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

42 MICHAEL 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

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Rye

Period-from

01 Jun 2025

to

31 May 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

10 FAIRWAY DRIVE RYE VIC 3941	\$1,098,500	02-Feb-26
18 FLINDERS STREET RYE VIC 3941	\$1,270,000	23-Jan-26
2 LIND AVENUE RYE VIC 3941	\$1,195,000	28-Aug-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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10 FAIRWAY DRIVE RYE VIC 3941 Sold Price **\$1,098,500** Sold Date **02-Feb-26**

2 2 2

Distance **0.64km**



18 FLINDERS STREET RYE VIC 3941 Sold Price **\$1,270,000** Sold Date **23-Jan-26**

3 2 3

Distance **0.14km**



2 LIND AVENUE RYE VIC 3941 Sold Price **\$1,195,000** Sold Date **28-Aug-25**

3 2 2

Distance **0.57km**

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

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