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	44 OBSERVATION DRIVE 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	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$937,500	Property type	House	Suburb	Rye
Period-from	01 Mar 2025	to	28 Feb 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
131 WEEROONA STREET RYE VIC 3941	1350077	25-Feb-26
119 WEEROONA STREET RYE VIC 3941	1285000	06-Nov-25
94 RUSSELL STREET TOOTGAROOK VIC 3941	1225000	23-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.~~

This Statement of Information was prepared on: 11 March 2026

CONSUMER AFFAIRS VICTORIA

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131 WEEROONA STREET RYE VIC 3941

5 3 3

Sold Price RS 1350077 UN Sold Date **25-Feb-26**

Distance **0.53km**



119 WEEROONA STREET RYE VIC 3941

5 3 2

Sold Price **1285000** Sold Date **06-Nov-25**

Distance **0.37km**



94 RUSSELL STREET TOOTGAROOK VIC 3941

4 2 2

Sold Price **1225000** Sold Date **23-Oct-25**

Distance **1.53km**

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

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