

## 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](http://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



**131 WEEROONA STREET RYE VIC 3941**

 5  3  3

Sold Price

<sup>RS</sup> **1350077** <sup>UN</sup>

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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