

## 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

449 BROWNS ROAD RYE VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$922,625

Property type

House

Suburb

Rye

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                               |           |           |
|-------------------------------|-----------|-----------|
| 26 FIELD STREET RYE VIC 3941  | \$821,999 | 25-Jun-25 |
| 5 TUERONG STREET RYE VIC 3941 | \$811,000 | 31-May-25 |
| 1 ADINA STREET RYE VIC 3941   | \$795,000 | 11-Apr-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: 09 July 2025



**26 FIELD STREET RYE VIC 3941**

Sold Price

<sup>RS</sup>

**\$821,999**

Sold Date

**25-Jun-25**



3



1



1

Distance

**3.44km**



**5 TUERONG STREET RYE VIC 3941**

Sold Price

**\$811,000**

Sold Date

**31-May-25**



3



2



2

Distance

**1.46km**



**1 ADINA STREET RYE VIC 3941**

Sold Price

**\$795,000**

Sold Date

**11-Apr-25**



2



1



2

Distance

**0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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