

## 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

5 ADAM STREET 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

\$645,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Rye

Period-from

01 May 2024

to

30 Apr 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

|                                |           |           |
|--------------------------------|-----------|-----------|
| 79 MELBOURNE ROAD RYE VIC 3941 | \$601,000 | 09-May-25 |
| 5 INALA STREET RYE VIC 3941    | \$635,000 | 26-Apr-25 |
| 87 PRESTON STREET RYE VIC 3941 | \$700,500 | 16-May-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: 23 May 2025

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79 MELBOURNE ROAD RYE VIC 3941

Sold Price

RS

\$601,000

Sold Date 09-May-25

2

1

-

Distance 1.74km



5 INALA STREET RYE VIC 3941

Sold Price

RS

\$635,000

Sold Date 26-Apr-25

3

1

1

Distance 1.72km



87 PRESTON STREET RYE VIC 3941

Sold Price

RS

\$700,500

Sold Date 16-May-25

3

1

1

Distance 0.49km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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