

# Statement of Information

## Single residential property located inside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

5 Alexandra Crescent, Rye, 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

\$2,400,000

or range between

&

### Median sale price

Median price

\$920,000

Property type

House

Suburb

Rye

Period - From

10/4/2025

to

9/10/2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	\$	
2	\$	
3	\$	

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on:

9<sup>th</sup> October 2025