## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	ty offered fo	or sale						
Address Including suburb and postcode 5 Johnso		nd	Avenue, Rye Vic 3	941				
Indicat	ive selling <sub>l</sub>	price						
For the	meaning of th	nis price see co	nsumer.vic.gov.au	/underquoting				
Range between \$3,100,000			&	\$3,300,000				
Median sale price								
Media	an price \$920	0,000 P	roperty Type Hou	ıse	Subur	b Rye		
Perioc	d - From Octo	ober 2024 to	September 2024	Source	REIV			
Comparable property sales (*Delete A or B below as applicable)								
<b>A*</b>	* These are the three properties sold within two kilometres of the property for sale in the last six 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 two kilometres of the property for sale in the last six months.							
	This Statement of Information was prepared on:					17/10/2025		











Property Type: House (Res) Land Size: 843 sqm approx

**Agent Comments** 

Indicative Selling Price \$3,200,000 - \$3,500,000 Median House Price Year ending December 2024: \$1,015,000

## Comparable Properties

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 six months.

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