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 SPRING STREET RYE VIC 3941						
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)							
Single Price		or range between		\$850,000	&	\$930,000	
Median sale price (*Delete house or unit as applicable)							
		-			11		D
Median Price	\$920,000	Prop	perty type		House	Suburb	Rye
Period-from	01 Nov 2024	to	to 31 Oct 2025			се	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					Pr	ice	Date of sale
35 MICHAEL STREET RYE VIC 3941						\$855,000	28-Mar-25

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: 24 November 2025



OR B*



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E To Contain

35 MICHAEL STREET RYE VIC 3941 Sold Price

\$855,000 Sold Date **28-Mar-25**

Distance 0.08km

△2 **△**1 **△**2

RS = Recent sale UN = Undisclosed Sale

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