

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

6 FAIRWAY DRIVE 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

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Rye

Period-from

01 Aug 2025

to

31 Jul 2026

Source

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

Price

Date of sale

3 EDWARD STREET RYE VIC 3941	\$870,000	16-Apr-26
26 BECKET STREET RYE VIC 3941	\$875,000	11-Mar-26
12 TOAGARA STREET RYE VIC 3941	\$860,000	01-May-26

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.~~

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3 EDWARD STREET RYE VIC 3941 Sold Price **\$870,000** Sold Date **16-Apr-26**

3 1 1

Distance **0.48km**



26 BECKET STREET RYE VIC 3941 Sold Price **\$875,000** Sold Date **11-Mar-26**

3 2 2

Distance **0.62km**



12 TOAGARA STREET RYE VIC 3941 Sold Price ^{RS} **\$860,000** Sold Date **01-May-26**

3 1 1

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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