

## 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 LYONS STREET RYE VIC 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

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Rye

Period-from

01 Jan 2025

to

31 Dec 2025

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

32 GOVERNMENT ROAD RYE VIC 3941	\$1,188,000	19-Dec-25
47 LYONS STREET RYE VIC 3941	\$1,120,000	29-Aug-25
2021 POINT NEPEAN ROAD TOOTGAROOK VIC 3941	\$1,100,000	10-Dec-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: 07 January 2026



**32 GOVERNMENT ROAD RYE VIC 3941**

Sold Price

<sup>RS</sup> **\$1,188,000**

Sold Date

**19-Dec-25**

4 2 4

Distance

**0.8km**



**47 LYONS STREET RYE VIC 3941**

Sold Price

**\$1,120,000**

Sold Date

**29-Aug-25**

6 3 2

Distance

**0.41km**



**2021 POINT NEPEAN ROAD  
TOOTGAROOK VIC 3941**

Sold Price

<sup>RS</sup> **\$1,100,000**

Sold Date

**10-Dec-25**

3 1 -

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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