## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sal	e						
Address Including suburb and postcode	7 HILARY AVENUE RYE VIC 3941						
Indicative selling price							
For the meaning of this price	e see consumer.vi	c.gov.a	u/underquoting (	Delete single p	rice or range a	s applicable)	
Single Price			or range between	\$1,895,000	&	\$2,055,000	
Median sale price (*Delete house or unit as applicable)							
Median Price	\$920,000	20,000 Property type		House	Suburb	Rye	
Period-from	01 Oct 2024 to 30 Sep 2025			Source	е	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					ce I	Date of sale	
OR							

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: 30 October 2025



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