

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

7 Tunbridge Street, Rhyll, Vic 3923

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$755,000

### Median sale price

Median price

\$759,000

Property type

House

Suburb

Rhyll

Period - From

01/04/2025

to

30/06/2025

Source



PropTrack

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
11 Franklyn Street, Rhyll, VIC 3923	\$700,000	23/02/2025
96 Silverleaves Avenue, Silverleaves, VIC 3922	\$750,000	21/07/2024
28 Dolphin Drive, Smiths Beach, VIC 3922	\$750,000	31/12/2024

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 11/07/2025