

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

8 BREWSTER ROAD 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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,500

Property type

House

Suburb

Rye

Period-from

01 Mar 2025

to

28 Feb 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

7 STRATFORD ROAD RYE VIC 3941	\$1,550,000	16-Jan-26
2 HEYFIELD ROAD RYE VIC 3941	\$1,650,000	27-Feb-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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Michael Christodoulou
P 0359852351
M 0419003685
E mchristodoulou@prenticerealestate.com.au



7 STRATFORD ROAD RYE VIC 3941 Sold Price **\$1,550,000** Sold Date **16-Jan-26**

4 2 2

Distance **0.62km**



2 HEYFIELD ROAD RYE VIC 3941 Sold Price ^{RS} **\$1,650,000** Sold Date **27-Feb-26**

3 2 2

Distance **0.79km**

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

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