

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

18 Johns Drive, Rye Vic 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,295,000

Median sale price

Median price \$960,000

Property Type House

Suburb Rye

Period - From 23/03/2025

to 22/03/2026

Source Property Data

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 six 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
1	18 Adele Ct RYE 3941	\$1,325,000	09/02/2026
2	18 Flinders St RYE 3941	\$1,270,000	30/01/2026
3			

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 six months.~~

This Statement of Information was prepared on:

23/03/2026 13:45



Property Type: House (Previously Occupied - Detached)
Land Size: 669 sqm approx
 Agent Comments

Indicative Selling Price

\$1,295,000

Median House Price

23/03/2025 - 22/03/2026: \$960,000

Comparable Properties



18 Adele Ct RYE 3941 (REI)

Agent Comments



Price: \$1,325,000
Method: Private Sale
Date: 09/02/2026
Property Type: House
Land Size: 533 sqm approx



18 Flinders St RYE 3941 (REI)

Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 30/01/2026
Property Type: House
Land Size: 940 sqm approx

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 six months.

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