

## 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 39 Preston Street, Rye Vic 3941  
Including suburb and postcode

#### Indicative selling price

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

Single price \$1,750,000

#### Median sale price

Median price	\$960,000	Property Type	House	Suburb	Rye
Period - From	01/01/2025	to	31/12/2025	Source	REIV

#### 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	60 Melbourne Rd RYE 3941	\$1,920,000	15/12/2025
2	59 Michael St RYE 3941	\$1,625,000	03/11/2025
3	34 Cain Rd RYE 3941	\$1,600,000	28/07/2025

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:

20/01/2026 13:49



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1

**Property Type:** House**Land Size:** 725 sqm approx**Agent Comments****Indicative Selling Price**

\$1,750,000

**Median House Price**

Year ending December 2025: \$960,000

## Comparable Properties

**60 Melbourne Rd RYE 3941 (REI)**

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3

**Agent Comments****Price:** \$1,920,000**Method:** Private Sale**Date:** 15/12/2025**Property Type:** House**Land Size:** 1425 sqm approx**59 Michael St RYE 3941 (REI/VG)**

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2



2

**Agent Comments****Price:** \$1,625,000**Method:** Expression of Interest**Date:** 03/11/2025**Property Type:** House (Res)**Land Size:** 767 sqm approx**34 Cain Rd RYE 3941 (REI/VG)**

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4

**Agent Comments****Price:** \$1,600,000**Method:** Private Sale**Date:** 28/07/2025**Property Type:** House**Land Size:** 736 sqm approx**Account - Jellis Craig** | P: 03 5984 0999 | F: 03 5984 0522