

# 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

63 Francis Street, Rye Vic 3941

### Indicative selling price

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

Single price \$1,595,000

### 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	7 Stratford Rd RYE 3941	\$1,550,000	16/01/2026
2	4 Toagara St RYE 3941	\$1,655,000	09/12/2025
3	16 George St RYE 3941	\$1,610,000	10/10/2025

**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:

19/03/2026 11:44



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**Property Type:** Land  
**Land Size:** 1754 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,595,000  
**Median House Price**  
 Year ending December 2025: \$960,000

## Comparable Properties



**7 Stratford Rd RYE 3941 (REI/VG)**

[Agent Comments](#)

 4   
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  2

**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 16/01/2026  
**Property Type:** House  
**Land Size:** 906 sqm approx



**4 Toagara St RYE 3941 (REI/VG)**

[Agent Comments](#)

 4   
  2   
  2

**Price:** \$1,655,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** House  
**Land Size:** 850 sqm approx



**16 George St RYE 3941 (REI/VG)**

[Agent Comments](#)

 4   
  2   
  2

**Price:** \$1,610,000  
**Method:** Private Sale  
**Date:** 10/10/2025  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx

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