

# 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

1 Como Avenue, Rye Vic 3941

### Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

### 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	105 Lyons St RYE 3941	\$1,420,000	03/12/2025
2	72 Beuna Vista Dr RYE 3941	\$1,400,000	26/08/2025
3	27 Richardson St RYE 3941	\$1,435,000	18/08/2025

**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:

18/02/2026 08:16



3   2   2

**Property Type:** Residential House

**Land Size:** 620 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

Year ending December 2025: \$960,000

## Comparable Properties



**105 Lyons St RYE 3941 (REI)**

Agent Comments

6   3   2

**Price:** \$1,420,000

**Method:** Private Sale

**Date:** 03/12/2025

**Property Type:** House

**Land Size:** 710 sqm approx



**72 Beauna Vista Dr RYE 3941 (REI/VG)**

Agent Comments

5   3   6

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 26/08/2025

**Property Type:** House

**Land Size:** 1142 sqm approx



**27 Richardson St RYE 3941 (REI/VG)**

Agent Comments

4   2   4

**Price:** \$1,435,000

**Method:** Private Sale

**Date:** 18/08/2025

**Property Type:** House (Res)

**Land Size:** 964.45 sqm approx

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