

## 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

2/34 WEIR 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,500

Property type

Unit

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

12/2475 POINT NEPEAN ROAD RYE VIC 3941	577500	14-Mar-26
6/20 SULLIVAN STREET RYE VIC 3941	635000	10-Nov-25
3/31 HYGEIA STREET RYE VIC 3941	585000	02-Mar-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.~~

This Statement of Information was prepared on: 25 March 2026



**12/2475 POINT NEPEAN ROAD RYE VIC 3941** Sold Price

<sup>RS</sup> **577500** Sold Date **14-Mar-26**

 2  1  1

Distance **0.91km**

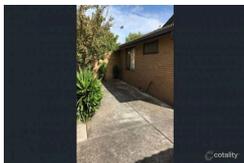


**6/20 SULLIVAN STREET RYE VIC 3941** Sold Price

**635000** Sold Date **10-Nov-25**

 2  1  1

Distance **0.2km**



**3/31 HYGEIA STREET RYE VIC 3941** Sold Price

<sup>RS</sup> **585000** Sold Date **02-Mar-26**

 2  1  1

Distance **0.34km**

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

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