

# 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

79 Observation Drive, 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 \$1,275,000 & \$1,350,000

### Median sale price

Median price \$950,000 Property Type House Suburb Rye

Period - From 23/02/2025 to 22/02/2026 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	6 Lyons St RYE 3941	\$1,291,000	31/01/2026
2	216 Dundas St RYE 3941	\$1,385,000	27/11/2025
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: 23/02/2026 14:37



**Property Type:** Land  
**Land Size:** 781 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,275,000 - \$1,350,000  
**Median House Price**  
 23/02/2025 - 22/02/2026: \$950,000

## Comparable Properties



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

Agent Comments



**Price:** \$1,291,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** House (Res)  
**Land Size:** 735 sqm approx



**216 Dundas St RYE 3941 (VG)**

Agent Comments



**Price:** \$1,385,000  
**Method:** Sale  
**Date:** 27/11/2025  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 5289 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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