

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

10 Grandview Avenue, Rye Vic 3941

Indicative selling price

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

Range between \$1,495,000 & \$1,600,000

Median sale price

Median price \$960,000 Property Type House Suburb Rye

Period - From 19/03/2025 to 18/03/2026 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	25 Golf Pde RYE 3941	\$1,650,000	09/03/2026
2	36 Sussex Rd RYE 3941	\$1,485,000	04/03/2026
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 14:20



 4
  3
  2

Property Type: House
Land Size: 697 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,495,000 - \$1,600,000
Median House Price
 19/03/2025 - 18/03/2026: \$960,000

Comparable Properties



25 Golf Pde RYE 3941 (REI)

Agent Comments

 4
  3
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Price: \$1,650,000
Method: Private Sale
Date: 09/03/2026
Property Type: House
Land Size: 705 sqm approx



36 Sussex Rd RYE 3941 (REI)

Agent Comments

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  2

Price: \$1,485,000
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 889 sqm approx



16 George St RYE 3941 (REI/VG)

Agent Comments

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  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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