

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

43 Bruce Street, Rye Vic 3941

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$950,000

Property Type House

Suburb Rye

Period - From 17/03/2025

to

16/03/2026

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	19 Kent Rd RYE 3941	\$965,000	13/12/2025
2	431-435 Browns Rd RYE 3941	\$950,000	09/10/2025
3	14 Bruce St RYE 3941	\$1,030,000	23/09/2025

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:

17/03/2026 11:01

43 Bruce Street, Rye Vic 3941

JA CAIN

Brendan Cain

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

17/03/2025 - 16/03/2026: \$950,000



2 1 2

Property Type: House

Land Size: 1397 sqm approx

Agent Comments

Comparable Properties



19 Kent Rd RYE 3941 (REI/VG)

Agent Comments

2 1 2

Price: \$965,000

Method: Private Sale

Date: 13/12/2025

Property Type: House

Land Size: 846 sqm approx



431-435 Browns Rd RYE 3941 (REI)

Agent Comments

2 1 1

Price: \$950,000

Method: Private Sale

Date: 09/10/2025

Property Type: House (Res)

Land Size: 4065 sqm approx



14 Bruce St RYE 3941 (REI/VG)

Agent Comments

4 2 2

Price: \$1,030,000

Method: Private Sale

Date: 23/09/2025

Property Type: House

Land Size: 751 sqm approx

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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