

## 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

4 THOMSON TERRACE RYE VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Rye

Period-from

01 Oct 2024

to

30 Sep 2025

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

|                                |             |           |
|--------------------------------|-------------|-----------|
| 36 IOLANDA STREET RYE VIC 3941 | \$1,351,000 | 20-Jul-25 |
| 37 LUCIEN ROAD RYE VIC 3941    | \$1,529,000 | 15-May-25 |
| 34 MILTON ROAD RYE VIC 3941    | \$1,325,000 | 16-Aug-25 |

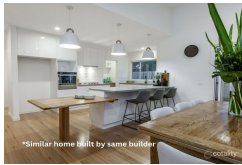
OR

**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.~~

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**36 IOLANDA STREET RYE VIC 3941** Sold Price **\$1,351,000** Sold Date **20-Jul-25**  
Distance **0.38km**

3 2 2



**37 LUCIEN ROAD RYE VIC 3941** Sold Price **\$1,529,000** Sold Date **15-May-25**  
Distance **0.35km**

3 2 2



**34 MILTON ROAD RYE VIC 3941** Sold Price **\$1,325,000** Sold Date **16-Aug-25**  
Distance **0.92km**

5 4 2

RS = Recent sale UN = Undisclosed Sale

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