

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

83 Creedmore Drive, Rye Vic 3941

Indicative selling price

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

Range between \$610,000

&

\$660,000

Median sale price

Median price \$960,000

Property Type House

Suburb Rye

Period - From 01/01/2025

to 31/12/2025

Source REIV

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	39 Kanburra St RYE 3941	\$655,000	16/02/2026
2	42 Valley Dr RYE 3941	\$650,000	25/09/2025
3	59 Toagara St RYE 3941	\$670,000	10/09/2025

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:

03/03/2026 14:24



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Property Type: House
Land Size: 834 sqm approx
Agent Comments

Indicative Selling Price
 \$610,000 - \$660,000
Median House Price
 Year ending December 2025: \$960,000

Comparable Properties



39 Kanburra St RYE 3941 (REI)

Agent Comments

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Price: \$655,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 608 sqm approx



42 Valley Dr RYE 3941 (REI/VG)

Agent Comments

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Price: \$650,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 1125 sqm approx



59 Toagara St RYE 3941 (REI/VG)

Agent Comments

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 1

Price: \$670,000
Method: Private Sale
Date: 10/09/2025
Property Type: House
Land Size: 602 sqm approx

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522