

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

9 EVA STREET RYE VIC 3941

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Rye

Period-from

01 Dec 2024

to

30 Nov 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

42 OZONE STREET RYE VIC 3941	\$970,000	16-Oct-25
21 LOONGANA STREET RYE VIC 3941	\$830,000	22-Sep-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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Mal McInnes

P (03)5988 9095

M 0415 502 316

E mal.mcinnnes@belleproperty.com



42 OZONE STREET RYE VIC 3941

Sold Price

RS\$970,000

Sold Date

16-Oct-25

4

2

1

Distance

1.23km



21 LOONGANA STREET RYE VIC 3941

Sold Price

\$830,000

Sold Date

22-Sep-25

4

2

4

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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