

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 <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Rye
Period-from <input type="text"/> 01 Dec 2024	to <input type="text"/> 30 Nov 2025	Source <input type="text"/> 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.~~

This Statement of Information was prepared on: 23 December 2025

**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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