

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

20 Brewster Road, Rye Vic 3941

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

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	7 Hilary Av RYE 3941	\$1,800,000	18/03/2026
2	492-494 Dundas St ST ANDREWS BEACH 3941	\$1,820,000	07/03/2026
3	30 Forbes St RYE 3941	\$1,810,000	09/12/2025

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: 01/04/2026 09:41



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Property Type: House
Land Size: 2210 sqm approx
Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,900,000
Median House Price
 Year ending December 2025: \$960,000

Comparable Properties



7 Hilary Av RYE 3941 (REI)

[Agent Comments](#)

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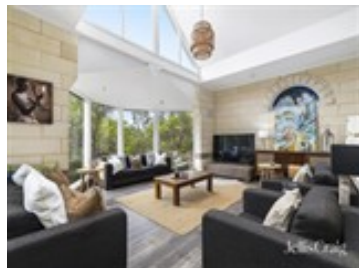
Price: \$1,800,000
Method: Private Sale
Date: 18/03/2026
Property Type: House
Land Size: 1321 sqm approx

492-494 Dundas St ST ANDREWS BEACH 3941 (REI)

[Agent Comments](#)

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Price: \$1,820,000
Method: Private Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 2103 sqm approx



30 Forbes St RYE 3941 (REI)

[Agent Comments](#)

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Price: \$1,810,000
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 3086 sqm approx

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