

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 IOLANDA 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Rye

Period-from

01 Feb 2025

to

31 Jan 2026

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

4 VALENTINE STREET RYE VIC 3941	\$820,000	09-Dec-25
51 TOAGARA STREET RYE VIC 3941	\$760,000	14-Jan-26
93 FRANCIS STREET RYE VIC 3941	\$800,000	27-Nov-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: 03 February 2026



4 VALENTINE STREET RYE VIC 3941

3 1 2

Sold Price **\$820,000** Sold Date **09-Dec-25**

Distance **0.63km**



51 TOAGARA STREET RYE VIC 3941

3 1 2

Sold Price ^{RS} **\$760,000** Sold Date **14-Jan-26**

Distance **0.86km**



93 FRANCIS STREET RYE VIC 3941

3 1 2

Sold Price **\$800,000** Sold Date **27-Nov-25**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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