

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 88 Golf Parade, Rye Vic 3941

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$962,500 Property Type House Suburb Rye

Period - From 01/10/2025 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	32 Government Rd RYE 3941	\$1,188,000	19/12/2025
2	4 Charles St RYE 3941	\$1,075,000	28/11/2025
3	21 Timmins Cr RYE 3941	\$1,125,000	14/11/2025

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.~~

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Property Type: House (Res)
Land Size: 1061 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,080,000 - \$1,180,000
Median House Price
 December quarter 2025: \$962,500

Comparable Properties



32 Government Rd RYE 3941 (REI/VG)

Agent Comments

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Price: \$1,188,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 911 sqm approx



4 Charles St RYE 3941 (REI/VG)

Agent Comments

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 4

Price: \$1,075,000
Method: Private Sale
Date: 28/11/2025
Property Type: House
Land Size: 1288 sqm approx



21 Timmins Cr RYE 3941 (REI/VG)

Agent Comments

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Price: \$1,125,000
Method: Private Sale
Date: 14/11/2025
Property Type: House
Land Size: 800 sqm approx

Account - Home AU Real Estate | P: 03 9676 9777



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