

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

101 OBSERVATION DRIVE 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

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

105 LYONS STREET RYE VIC 3941	\$1,420,000	03-Dec-25
72 BEAUNA VISTA DRIVE RYE VIC 3941	\$1,400,000	19-Aug-25
19 WEIR STREET RYE VIC 3941	\$1,300,000	15-Jan-26

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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105 LYONS STREET RYE VIC 3941 Sold Price ^{RS} **\$1,420,000** Sold Date **03-Dec-25**
 6 3 2 Distance **0.56km**



72 BEAUNA VISTA DRIVE RYE VIC 3941 Sold Price **\$1,400,000** Sold Date **19-Aug-25**
 5 3 6 Distance **0.83km**



19 WEIR STREET RYE VIC 3941 Sold Price ^{RS} **\$1,300,000** Sold Date **15-Jan-26**
 4 2 5 Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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