

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

6 ALATHEA COURT 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Rye

Period-from

01 Jan 2025

to

31 Dec 2025

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

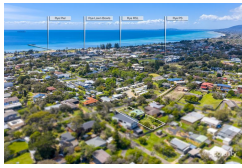
Date of sale

8 ROSYTH ROAD RYE VIC 3941	\$807,500	12-Nov-25
17 TIMMINS CRESCENT RYE VIC 3941	\$775,000	02-Nov-25
24 WOLLERT STREET RYE VIC 3941	\$842,000	07-Oct-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: 29 January 2026



8 ROSYTH ROAD RYE VIC 3941

Sold Price

^{RS}

\$807,500

Sold Date

12-Nov-25

3

1

1

Distance

0.2km



17 TIMMINS CRESCENT RYE VIC 3941

Sold Price

\$775,000

Sold Date

02-Nov-25

2

2

2

Distance

0.46km



24 WOLLERT STREET RYE VIC 3941

Sold Price

\$842,000

Sold Date

07-Oct-25

3

1

1

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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