

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

92 Golf Parade, Rye VIC 3941

Indicative selling price

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

Range between \$1,400,000 & \$1,530,000

Median sale price

Median price	\$960,000	Property Type	House	Suburb	Rye
Period - From	02/08/2025	to	01/02/2026	Source	pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
22-24 Kent Rd, Rye Vic	\$1,570,000	23/08/2025
23 Strathmore St, Rye Vic	\$1,520,000	31/12/2025
27 Richardson St, Rye Vic	\$1,435,000	18/08/2025

This Statement of Information was prepared on:

02/02/2026