

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

23 Daly Avenue, Rye Vic 3941

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

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 | 24 Marshall St RYE 3941 | \$2,375,000 | 31/01/2026 |
| 2 | | | |
| 3 | | | |

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.

This Statement of Information was prepared on:

26/03/2026 12:18



 3  2  2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 943 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
December quarter 2025: \$962,500

Comparable Properties



24 Marshall St RYE 3941 (REI)

Agent Comments

 4  3  4

Price: \$2,375,000
Method: Private Sale
Date: 31/01/2026
Property Type: House
Land Size: 1044 sqm approx

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.