

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 57 Kalimna Crescent, Rye Vic 3941

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$960,000

Property Type House

Suburb Rye

Period - From 01/01/2025

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	136 Weeroona St RYE 3941	\$845,000	27/11/2025
2	46 Field St RYE 3941	\$870,000	11/10/2025
3	24 Wollert St RYE 3941	\$842,000	10/10/2025

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.~~

This Statement of Information was prepared on:

23/01/2026 10:50



 3  1  2

Property Type: House
Land Size: 663 sqm approx
 Agent Comments

Indicative Selling Price
 \$845,000
Median House Price
 Year ending December 2025: \$960,000

Comparable Properties



136 Weeroona St RYE 3941 (REI)

Agent Comments

 3  1  2

Price: \$845,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 774 sqm approx



46 Field St RYE 3941 (REI/VG)

Agent Comments

 3  1  2

Price: \$870,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 969 sqm approx



24 Wollert St RYE 3941 (REI/VG)

Agent Comments

 3  1  3

Price: \$842,000
Method: Private Sale
Date: 10/10/2025
Property Type: House
Land Size: 628 sqm approx

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