

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$1,450,000

### Median sale price

Median price

\$960,000

Property Type

House

Suburb

Rye

Period - From

10/09/2025

to

09/03/2026

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
38 Lucien Rd, Rye Vic	\$1,365,000	11/02/2026
23 Strathmore St, Rye Vic	\$1,520,000	31/12/2025
7 Stratford Rd, Rye Vic	\$1,550,000	16/01/2026

This Statement of Information was prepared on:

10/03/2026