

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
70 Murray Street, Rye Vic 3941

Indicative selling price

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

Single price \$1,190,000

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	2 Gordon St RYE 3941	\$1,150,000	19/11/2025
2	7 Parson St RYE 3941	\$1,090,000	10/11/2025
3	5 Dolphin Av RYE 3941	\$1,175,000	04/11/2025

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:

20/01/2026 12:01



Property Type: House

Land Size: 589 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,190,000

Median House Price

Year ending December 2025: \$960,000

Comparable Properties



2 Gordon St RYE 3941 (REI)



2



2



2

[Agent Comments](#)

Price: \$1,150,000

Method: Private Sale

Date: 19/11/2025

Property Type: House

Land Size: 1012 sqm approx



7 Parson St RYE 3941 (REI/VG)



3



2



4

[Agent Comments](#)

Price: \$1,090,000

Method: Private Sale

Date: 10/11/2025

Property Type: House

Land Size: 1256 sqm approx



5 Dolphin Av RYE 3941 (REI/VG)



3



2



1

[Agent Comments](#)

Price: \$1,175,000

Method: Expression of Interest

Date: 04/11/2025

Property Type: House (Res)

Land Size: 594 sqm approx

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522