

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



4
 2
 1

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)

Agent Comments

2
 2
 2

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)

Agent Comments

3
 2
 4

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)

Agent Comments

3
 2
 1

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