

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

2 HEYFIELD ROAD RYE VIC 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Rye

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

444-454 BROWNS ROAD RYE VIC 3941	\$1,700,000	25-Sep-25
13-15 HEYFIELD ROAD RYE VIC 3941	\$1,650,000	12-Apr-25
37-39 HEYFIELD ROAD RYE VIC 3941	\$1,800,000	27-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 20 January 2026

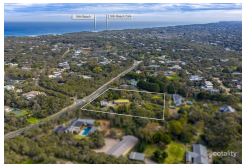


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**444-454 BROWNS ROAD RYE VIC
3941**

3 1 4

Sold Price ^{RS} **\$1,700,000** Sold Date **25-Sep-25**

Distance **0.12km**



**13-15 HEYFIELD ROAD RYE VIC
3941**

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Sold Price **\$1,650,000** Sold Date **12-Apr-25**

Distance **0.13km**



**37-39 HEYFIELD ROAD RYE VIC
3941**

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Sold Price **\$1,800,000** Sold Date **27-Mar-25**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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