

## 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

20 DUNDAS STREET RYE VIC 3941

### Indicative selling price

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

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### 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

1 LOCKSLEY ROAD RYE VIC 3941	1260000	23-Oct-25
4 MARSHALL STREET RYE VIC 3941	1210000	11-Oct-25
2603 POINT NEPEAN ROAD RYE VIC 3941	1225000	06-Nov-25

OR

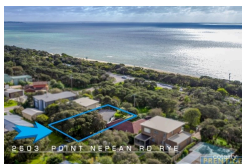
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 January 2026

**1 LOCKSLEY ROAD RYE VIC 3941** Sold Price **1260000** Sold Date **23-Oct-25**  
 🛏️ 3 🚿 2 🚗 2 Distance **1.25km**



**4 MARSHALL STREET RYE VIC 3941** Sold Price **1210000** Sold Date **11-Oct-25**  
 🛏️ 4 🚿 2 🚗 2 Distance **1.94km**



**2603 POINT NEPEAN ROAD RYE VIC 3941** Sold Price **1225000** Sold Date **06-Nov-25**  
 🛏️ 3 🚿 2 🚗 2 Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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