

## 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

19 WEIR 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

\$1,275,000

&

\$1,375,000

### 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

|                                 |             |           |
|---------------------------------|-------------|-----------|
| 10 LYONS STREET RYE VIC 3941    | \$1,400,000 | 29-Jul-25 |
| 32 GOVERNMENT ROAD RYE VIC 3941 | \$1,188,000 | 19-Dec-25 |
| 47 LYONS STREET RYE VIC 3941    | \$1,120,000 | 29-Aug-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.~~

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**10 LYONS STREET RYE VIC 3941** Sold Price **\$1,400,000** Sold Date **29-Jul-25**

3 3 4

Distance **0.38km**



**32 GOVERNMENT ROAD RYE VIC 3941** Sold Price <sup>RS</sup> **\$1,188,000** Sold Date **19-Dec-25**

4 2 4

Distance **0.41km**



**47 LYONS STREET RYE VIC 3941** Sold Price **\$1,120,000** Sold Date **29-Aug-25**

6 3 2

Distance **0.34km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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