

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

43 Bruce Street, Rye Vic 3941

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$960,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Rye"/>
Period - From	<input type="text" value="01/07/2025"/>	to	<input type="text" value="30/09/2025"/>	Source	<input type="text" value="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	14 Bruce St RYE 3941	\$1,030,000	23/09/2025
2	34 Bruce St RYE 3941	\$1,040,000	18/07/2025
3			

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:



2



1



2

Property Type: House**Land Size:** 1397 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,030,000

Median House Price

September quarter 2025: \$960,000

Comparable Properties



14 Bruce St RYE 3941 (REI)



4



2



2

Agent Comments

Price: \$1,030,000**Method:** Private Sale**Date:** 23/09/2025**Property Type:** House**Land Size:** 751 sqm approx

34 Bruce St RYE 3941 (REI/VG)



4



2



3

Agent Comments

Price: \$1,040,000**Method:** Private Sale**Date:** 18/07/2025**Property Type:** House**Land Size:** 883 sqm approx

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.

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