

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 FLINDERS STREET, RYE, VIC 3941

Indicative selling price

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

Single price

or range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,069,869

Property Type

House

Suburb

RYE

Period - From

14/07/22

to

14/07/23

Source

CORELOGIC

Comparable property sales

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
3/127-129 FERGUSON STREET, WILLIAMSTOWN, VIC 3016	\$890,000	15/10/2025
30 PASCO STREET, WILLIAMSTOWN, VIC 3016	\$860,000	05/07/2025
16/8 THE STRAND, WILLIAMSTOWN, VIC 3016	\$1,190,000	05/06/2025

This Statement of Information was prepared on:

23/10/2025