

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

1 GLADWELL STREET 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

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$941,250

Property type

House

Suburb

Rye

Period-from

01 May 2025

to

30 Apr 2026

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

7 GLADWELL STREET RYE VIC 3941	\$1,100,000	28-Feb-25
29 EUGENIA STREET RYE VIC 3941	-	23-Mar-26
19 SHERWOOD FOREST DRIVE RYE VIC 3941	\$1,080,000	16-Dec-24

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 May 2026



7 GLADWELL STREET RYE VIC 3941

Sold Price

\$1,100,000

Sold Date

28-Feb-25



3



2



2

Distance

0.05km



29 EUGENIA STREET RYE VIC 3941

Sold Price

^{RS} ^{UN}

Sold Date

23-Mar-26



4



2



2

Distance

0.12km



19 SHERWOOD FOREST DRIVE RYE VIC 3941

Sold Price

\$1,080,000

Sold Date

16-Dec-24



4



2



4

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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