

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

10 St Andrews Drive, Rye Vic 3941

Indicative selling price

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

Range between \$545,000

&

\$595,000

Median sale price

Median price \$960,000

Property Type House

Suburb Rye

Period - From 01/01/2025

to

31/12/2025

Source 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	45 Thomson Tce RYE 3941	\$500,000	17/12/2025
2	12 Anelida St RYE 3941	\$500,000	03/11/2025
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:

01/04/2026 10:24



Property Type: Land
Land Size: 848 sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$595,000
Median House Price
Year ending December 2025: \$960,000

Comparable Properties



45 Thomson Tce RYE 3941 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 17/12/2025
Property Type: Land (Res)
Land Size: 604 sqm approx



12 Anelida St RYE 3941 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 03/11/2025
Property Type: Land
Land Size: 698 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.