

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

111 Golf Parade, Rye Vic 3941

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$960,000

Property Type House

Suburb Rye

Period - From 01/07/2025

to

30/06/2026

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	28 Locksley Rd RYE 3941	\$1,450,000	24/06/2026
2	1 Como Av RYE 3941	\$1,403,000	29/04/2026
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:

01/09/2026 13:34



4
 2
 1

Property Type: House (Previously Occupied - Detached)
Land Size: 726 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 Year ending June 2026: \$960,000

Comparable Properties



28 Locksley Rd RYE 3941 (REI)

Agent Comments

4
 2
 2

Price: \$1,450,000
Method: Private Sale
Date: 24/06/2026
Property Type: House
Land Size: 659 sqm approx



1 Como Av RYE 3941 (REI)

Agent Comments

3
 2
 2

Price: \$1,403,000
Method: Private Sale
Date: 29/04/2026
Property Type: House
Land Size: 620 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.