

## 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

112 WEEROONA STREET RYE VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$645,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Rye

Period-from

01 Aug 2025

to

31 Jul 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 12 OBSERVATION DRIVE RYE VIC 3941 | \$630,000 | 26-May-26 |
| 39 KANBURRA STREET RYE VIC 3941   | \$655,000 | 07-Feb-26 |
| 42 GLEN DRIVE RYE VIC 3941        | \$700,000 | 16-Feb-26 |

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.~~

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12 OBSERVATION DRIVE RYE VIC 3941

Sold Price\$630,000Sold Date26-May-26

3

1

2

Distance0.48km



39 KANBURRA STREET RYE VIC 3941

Sold Price\$655,000Sold Date07-Feb-26

3

1

1

Distance1.77km



42 GLEN DRIVE RYE VIC 3941

Sold Price\$700,000Sold Date16-Feb-26

3

1

1

Distance0.55km

RS = Recent sale      UN = Undisclosed Sale

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