

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

12 MARIANNE AVENUE 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

\$2,600,000

&

\$2,860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Rye

Period-from

01 Mar 2025

to

28 Feb 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

439 BROWNS ROAD RYE VIC 3941	2450000	26-Nov-25
51 PARSON STREET RYE VIC 3941	2570000	12-Feb-26
8 BELL STREET BLAIRGOWRIE VIC 3942	2500000	01-Dec-25

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: 04 March 2026

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439 BROWNS ROAD RYE VIC 3941 Sold Price **2450000** Sold Date **26-Nov-25**

4 4 2

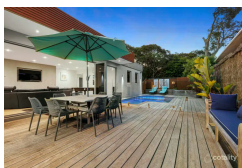
Distance -



51 PARSON STREET RYE VIC 3941 Sold Price ^{RS} **2570000** ^{UN} Sold Date **12-Feb-26**

4 3 3

Distance **1.25km**



8 BELL STREET BLAIRGOWRIE VIC 3942 Sold Price ^{RS} **2500000** ^{UN} Sold Date **01-Dec-25**

4 2 2

Distance **1.69km**

RS = Recent sale **UN** = Undisclosed Sale

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