

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 YOORALA ROAD 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

\$950,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,500

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

4 WARATAH STREET RYE VIC 3941	950000	04-Nov-25
46 BELLA VISTA DRIVE TOOTGAROOK VIC 3941	965000	07-Jan-26
4 CRESTVIEW COURT RYE VIC 3941	985000	22-Jan-26

OR

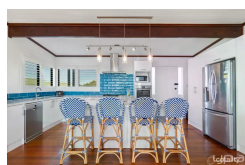
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 March 2026



4 WARATAH STREET RYE VIC 3941 Sold Price **950000** Sold Date **04-Nov-25**
Distance **0.86km**

 4  2  2



46 BELLA VISTA DRIVE TOOTGAROOK VIC 3941 Sold Price **965000** Sold Date **07-Jan-26**
Distance **1.13km**

 4  2  2



4 CRESTVIEW COURT RYE VIC 3941 Sold Price ^{RS}**985000**^{UN} Sold Date **22-Jan-26**
Distance **0.31km**

 3  2  2

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

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