

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

18 PASADENA STREET 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Other

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

38 LANDRA STREET RYE VIC 3941	\$440,000	05-Feb-26
2 ADINA STREET RYE VIC 3941	\$500,000	08-Oct-24
15 PASADENA STREET RYE VIC 3941	\$500,000	17-Sep-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: 03 March 2026



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38 LANDRA STREET RYE VIC 3941 Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **05-Feb-26**

- - -

Distance **0.36km**



2 ADINA STREET RYE VIC 3941 Sold Price **\$500,000** Sold Date **08-Oct-24**

- - -

Distance **1.14km**



15 PASADENA STREET RYE VIC 3941 Sold Price

Sold Date **17-Sep-25**

3 2 -

Distance **0.08km**

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

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38 LANDRA STREET RYE VIC 3941 Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **05-Feb-26**

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Distance **0.35km**



2 ADINA STREET RYE VIC 3941 Sold Price **\$500,000** Sold Date **08-Oct-24**

- - -

Distance **1.14km**



15 PASADENA STREET RYE VIC 3941 Sold Price

Sold Date **17-Sep-25**

3 2 -

Distance **0.1km**

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