

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 HILLVIEW 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

\$95,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$941,250

Property type

House

Suburb

Rye

Period-from

01 May 2025

to

30 Apr 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 CRESTVIEW COURT RYE VIC 3941	\$985,000	10-Jan-26
3/11 GRACE STREET RYE VIC 3941	\$1,005,500	18-Dec-25
41 KURINGAI ROAD TOOTGAROOK VIC 3941	\$992,500	06-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.~~

This Statement of Information was prepared on: 13 May 2026



4 CRESTVIEW COURT RYE VIC 3941

Sold Price

\$985,000

Sold Date

10-Jan-26

3

2

2

Distance

0.3km



3/11 GRACE STREET RYE VIC 3941

Sold Price

\$1,005,500

Sold Date

18-Dec-25

3

2

2

Distance

1.54km



41 KURINGAI ROAD TOOTGAROOK VIC 3941

Sold Price

^{RS} **\$992,500**

Sold Date

06-Feb-26

5

2

2

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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