

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

192 Melbourne Road, Rye Vic 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,050,000

Median sale price

Median price

\$960,000

Property Type

House

Suburb

Rye

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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 six 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
1	1 Gladwell St RYE 3941	\$1,050,000	24/06/2026
2	71 Michael St RYE 3941	\$1,075,000	07/04/2026
3	10 Fairway Dr RYE 3941	\$1,100,000	17/02/2026

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 six months.~~

This Statement of Information was prepared on:

17/07/2026 17:28



3
 1
 2

Property Type: House
Land Size: 675 sqm approx
Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

Year ending June 2026: \$960,000

Comparable Properties



1 Gladwell St RYE 3941 (REI)

Agent Comments

4
 2
 2

Price: \$1,050,000
Method: Private Sale
Date: 24/06/2026
Property Type: House (Res)
Land Size: 859 sqm approx



71 Michael St RYE 3941 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,075,000
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 1105 sqm approx



10 Fairway Dr RYE 3941 (REI)

Agent Comments

3
 2
 2

Price: \$1,100,000
Method: Private Sale
Date: 17/02/2026
Property Type: House
Land Size: 781 sqm approx

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