

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

25 FELECIA 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$932,500

Property type

House

Suburb

Rye

Period-from

01 Sep 2025

to

31 Aug 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

14 LIESMA STREET RYE VIC 3941	\$875,000	15-Jul-26
8 EUGENIA STREET RYE VIC 3941	\$825,000	12-Jul-26
47 MARCIA AVENUE RYE VIC 3941	\$850,000	27-Aug-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: 28 September 2026



14 LIESMA STREET RYE VIC 3941

Sold Price

\$875,000

Sold Date

15-Jul-26

 3  2  -

Distance

0.5km



8 EUGENIA STREET RYE VIC 3941

Sold Price

\$825,000

Sold Date

12-Jul-26

 3  2  2

Distance

0.19km



47 MARCIA AVENUE RYE VIC 3941

Sold Price

^{RS} **\$850,000** ^{UN}

Sold Date

27-Aug-26

 3  1  -

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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