

## 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

29 EDGAR STREET RYE VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$945,000

&

\$1,035,000

### 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

|                               |           |           |
|-------------------------------|-----------|-----------|
| 29 ROSLYN AVENUE RYE VIC 3941 | \$940,000 | 02-Jun-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: 16 September 2026



**29 ROSLYN AVENUE RYE VIC 3941** Sold Price <sup>RS</sup> **\$940,000** Sold Date **02-Jun-26**

 3  2  2

Distance **0.1km**

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

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