

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 Florence Drive, Rye VIC 3941

Indicative selling price

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

Range between

\$1,780,000

&

\$1,950,000

Median sale price

Median price

\$960,000

Property Type

House

Suburb

Rye

Period - From

11/09/2025

to

10/03/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
60 Melbourne Rd, Rye Vic	\$1,920,000	15/12/2025
13 Hackworth Rd, Rye Vic	\$1,854,000	14/10/2025
17 Nalong St, Rye Vic	\$1,775,000	08/10/2025

This Statement of Information was prepared on:

11/03/2026