

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

4 GORDON 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

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$941,250

Property type

House

Suburb

Rye

Period-from

01 Jun 2025

to

31 May 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

2 GORDON STREET RYE VIC 3941	\$1,150,000	14-Nov-25
18 FLINDERS STREET RYE VIC 3941	\$1,270,000	23-Jan-26
20 CENTRE DRIVE RYE VIC 3941	\$1,690,000	11-Oct-25

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.~~

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2 GORDON STREET RYE VIC 3941 Sold Price **\$1,150,000** Sold Date **14-Nov-25**

1 2 2

Distance **0.02km**



18 FLINDERS STREET RYE VIC 3941 Sold Price **\$1,270,000** Sold Date **23-Jan-26**

3 2 3

Distance **0.12km**



20 CENTRE DRIVE RYE VIC 3941 Sold Price **\$1,690,000** Sold Date **11-Oct-25**

4 2 2

Distance **0.3km**

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

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