

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

7 Balook Street, Rye Vic 3941

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$960,000

Property Type House

Suburb Rye

Period - From 01/01/2025

to

31/12/2025

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	24 Rosyth Rd RYE 3941	\$1,380,000	19/02/2026
2	38 Lucien Rd RYE 3941	\$1,365,000	11/02/2026
3	18 Adele Ct RYE 3941	\$1,325,000	09/02/2026

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:

07/04/2026 15:21



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Property Type: House
Land Size: 615 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending December 2025: \$960,000

Comparable Properties



24 Rosyth Rd RYE 3941 (REI)

Agent Comments

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Price: \$1,380,000
Method: Private Sale
Date: 19/02/2026
Property Type: House
Land Size: 626 sqm approx



38 Lucien Rd RYE 3941 (REI)

Agent Comments

3
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Price: \$1,365,000
Method: Private Sale
Date: 11/02/2026
Property Type: House
Land Size: 867 sqm approx



18 Adele Ct RYE 3941 (REI/VG)

Agent Comments

4
 2
 4

Price: \$1,325,000
Method: Private Sale
Date: 09/02/2026
Property Type: House
Land Size: 533 sqm approx

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