

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 KOROWA 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

\$445,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,500

Property type

Land

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

41 LOONGANA STREET RYE VIC 3941	\$480,000	08-Apr-26
10 EUGENIA STREET RYE VIC 3941	\$480,000	09-Apr-26
13 PERCY STREET RYE VIC 3941	\$420,000	19-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: 26 June 2026



41 LOONGANA STREET RYE VIC 3941

Sold Price

\$480,000

Sold Date

08-Apr-26

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-

-

Distance

0.43km

10 EUGENIA STREET RYE VIC 3941

Sold Price

Sold Date

09-Apr-26

-

-

-

Distance

1.52km

13 PERCY STREET RYE VIC 3941

Sold Price

RS \$420,000

Sold Date

19-Jun-26

-

-

-

Distance

1.11km

RS = Recent sale UN = Undisclosed Sale

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