

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

79 Preston Street, Rye Vic 3941

Indicative selling price

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

Single price

\$1,565,000

Median sale price

Median price

\$965,000

Property Type

House

Suburb

Rye

Period - From

01/04/2025

to

31/03/2026

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	23 Caxton St BLAIRGOWRIE 3942	\$1,530,000	27/03/2026
2	88 William Rd BLAIRGOWRIE 3942	\$1,525,000	29/01/2026
3	30 Fern Gr RYE 3941	\$1,500,000	14/01/2026

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:

01/05/2026 12:26

**Property Type:** House (Res)**Land Size:** 739 sqm approx

Agent Comments

Indicative Selling Price

\$1,565,000

Median House Price

Year ending March 2026: \$965,000

Comparable Properties

**23 Caxton St BLAIRGOWRIE 3942 (REI)**

Agent Comments

**Price:** \$1,530,000**Method:** Private Sale**Date:** 27/03/2026**Property Type:** House**Land Size:** 911 sqm approx**88 William Rd BLAIRGOWRIE 3942 (REI/VG)**

Agent Comments

**Price:** \$1,525,000**Method:** Private Sale**Date:** 29/01/2026**Property Type:** House**Land Size:** 950 sqm approx**30 Fern Gr RYE 3941 (REI/VG)**

Agent Comments

**Price:** \$1,500,000**Method:** Private Sale**Date:** 14/01/2026**Property Type:** House**Land Size:** 697 sqm approx