

## 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

8/20 SULLIVAN STREET RYE VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Rye

Period-from

01 Aug 2025

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 4/35 OZONE STREET RYE VIC 3941        | \$535,000 | 07-Mar-26 |
| 6/2049 POINT NEPEAN ROAD RYE VIC 3941 | \$540,000 | 28-Jul-26 |
| 4/26 DALY AVENUE RYE VIC 3941         | \$537,500 | 02-May-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 August 2026



**4/35 OZONE STREET RYE VIC 3941** Sold Price **\$535,000** Sold Date **07-Mar-26**

2 1 1

Distance **0.43km**



**6/2049 POINT NEPEAN ROAD RYE VIC 3941** Sold Price <sup>RS</sup> **\$540,000** Sold Date **28-Jul-26**

2 1 1

Distance **1.24km**



**4/26 DALY AVENUE RYE VIC 3941** Sold Price **\$537,500** Sold Date **02-May-26**

2 1 1

Distance **0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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