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	16 Landra Street, Rye VIC 3941

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $950,000 Property Type House Suburb Rye

Period - From 06/11/2024 to 05/05/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Alathea Court, Rye VIC	$791,000	24/02/2025
5 Louise Street Rye VIC	$800,000	23/03/2025
4 Marmion Street VIC	$816,000	05/04/2025

This Statement of Information was prepared on: 06/05/2025