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	37 Hogan Drive, 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	$830,000	& $850,000

Median sale price

Median price	$990,000	Property type	House	Suburb	Rye
Period - From	26/4/2025	to	27/10/2025	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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 Sabato Street Rye	$870,000	28/7/2025
21 Loongana Street Rye	$830,000	25/9/2025
58 Valley Drive Rye	$835,000	24/9/2025

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: 1st October 2025