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	1 LOCKSLEY ROAD 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	$1,245,000	&	$1,345,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$921,250	Property type	House	Suburb	Rye
Period-from	01 Aug 2024	to	31 Jul 2025	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
34 BEAUNA VISTA DRIVE RYE VIC 3941	$1,180,000	18-Jun-25
2 HIGHVIEW COURT RYE VIC 3941	$1,280,000	14-Mar-25

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: 30 August 2025

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34 BEAUNA VISTA DRIVE RYE VIC 3941

4 2 4

Sold Price RS **$1,180,000** UN

Sold Date **18-Jun-25**

Distance **0.5km**



2 HIGHVIEW COURT RYE VIC 3941

4 2 1

Sold Price **$1,280,000**

Sold Date **14-Mar-25**

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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