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	7 HILARY AVENUE 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	$1,695,000	&	$1,855,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$935,000	Property type	House	Suburb	Rye
Period-from	01 Feb 2025	to	31 Jan 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
13 HACKWORTH ROAD RYE VIC 3941	$1,854,000	14-Oct-25
17 NALONG STREET RYE VIC 3941	$1,775,000	03-Oct-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: 24 February 2026

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13 HACKWORTH ROAD RYE VIC 3941

4 2 2

Sold Price **$1,854,000** Sold Date **14-Oct-25**

Distance **0.72km**



17 NALONG STREET RYE VIC 3941

4 3 2

Sold Price **$1,775,000** Sold Date **03-Oct-25**

Distance **1.64km**

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

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