STATEMENT OF INFORMATION

72 OBSERVATION DRIVE, RYE, VIC 3941

PREPARED BY KIRSTEN WHITE, WOODARDS - FLYNN & CO PENINSULA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



72 OBSERVATION DRIVE, RYE, VIC 3941

5 3 2

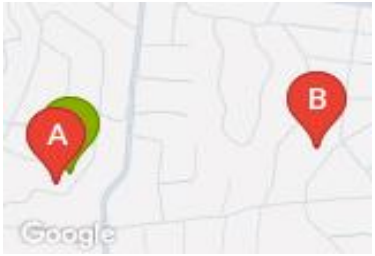
Indicative Selling Price

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

Price Range: **$1,350,000 to $1,450,000**

Provided by: Kirsten White, Woodards - Flynn & Co Peninsula

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

$935,000

01 July 2025 to 30 June 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



78 OBSERVATION DR, RYE, VIC 3941

5 3 2

Sale Price

$1,500,000

Sale Date: 14/04/2026

Distance from Property: 56m



8 NAUTILUS ST, RYE, VIC 3941

6 2 3

Sale Price

***$1,425,000**

Sale Date: 22/06/2026

Distance from Property: 807m

This report has been compiled on 04/09/2026 by Woodards - Flynn & Co Peninsula. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 72 OBSERVATION DRIVE, RYE, VIC 3941

Indicative selling price

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

Price Range: $1,350,000 to $1,450,000

Median sale price

Median price: $935,000 | Property type: House | Suburb: RYE

Period: 01 July 2025 to 30 June 2026 | Source: pricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
78 OBSERVATION DR, RYE, VIC 3941	$1,500,000	14/04/2026
8 NAUTILUS ST, RYE, VIC 3941	*$1,425,000	22/06/2026

This Statement of Information was prepared on: 04/09/2026