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	3 Hackworth Road, Rye Vic 3941

Indicative selling price

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

Range between $1,595,000 & $1,625,000

Median sale price

Median price $1,015,000 Property Type House Suburb Rye

Period - From 01/01/2024 to 31/12/2024 Source REIV

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
1	30 Andrea St RYE 3941	$1,540,000	30/01/2025
2	15 Austin St RYE 3941	$1,760,000	09/12/2024
3	35 Cain Rd RYE 3941	$1,760,000	14/11/2024

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: 18/02/2025 13:17

3 Hackworth Road, Rye Vic 3941



4 2 2

Property Type: House
Land Size: 760 sqm approx

Agent Comments

Indicative Selling Price
$1,595,000 - $1,625,000
Median House Price
Year ending December 2024: $1,015,000

Comparable Properties



30 Andrea St RYE 3941 (REI)

4 2 2

Price: $1,540,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 865 sqm approx

Agent Comments



15 Austin St RYE 3941 (REI/VG)

4 2 2

Price: $1,760,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 1067 sqm approx

Agent Comments



35 Cain Rd RYE 3941 (REI)

4 2 3

Price: $1,760,000
Method: Private Sale
Date: 14/11/2024
Property Type: House
Land Size: 706 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522

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