

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

8 Twakurra Street, Rye Vic 3941

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$962,500 Property Type House Suburb Rye

Period - From 01/10/2025 to 31/12/2025 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	36 Sussex Rd RYE 3941	\$1,485,000	04/03/2026
2	117 Golf Pde RYE 3941	\$1,420,000	23/02/2026
3	38 Lucien Rd RYE 3941	\$1,365,000	11/02/2026

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:

27/03/2026 12:14



3 3 2

Property Type: House (Res)

Land Size: 819 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2025: \$962,500

Comparable Properties



36 Sussex Rd RYE 3941 (REI)

Agent Comments

4 2 2

Price: \$1,485,000

Method: Private Sale

Date: 04/03/2026

Property Type: House

Land Size: 889 sqm approx



117 Golf Pde RYE 3941 (REI)

Agent Comments

3 2 4

Price: \$1,420,000

Method: Private Sale

Date: 23/02/2026

Property Type: House (Res)

Land Size: 725 sqm approx



38 Lucien Rd RYE 3941 (REI)

Agent Comments

3 2 2

Price: \$1,365,000

Method: Private Sale

Date: 11/02/2026

Property Type: House

Land Size: 867 sqm approx

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