

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 43 Kanburra Street, Rye Vic 3941

Indicative selling price

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

Range between \$790,000 & \$860,000

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	6 Gunyah St RYE 3941	\$822,500	02/03/2026
2	24 Tuerong St RYE 3941	\$855,000	05/01/2026
3	7 Gawalla St RYE 3941	\$850,000	26/11/2025

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: 30/03/2026 16:05



3 1 2

Property Type: House (Res)
Land Size: 608 sqm approx
 Agent Comments

Indicative Selling Price
 \$790,000 - \$860,000
Median House Price
 December quarter 2025: \$962,500

Comparable Properties



6 Gunyah St RYE 3941 (REI)

Agent Comments

3 2 1

Price: \$822,500
Method: Private Sale
Date: 02/03/2026
Property Type: House
Land Size: 643 sqm approx



24 Tuerong St RYE 3941 (REI/VG)

Agent Comments

3 1 4

Price: \$855,000
Method: Private Sale
Date: 05/01/2026
Property Type: House
Land Size: 606 sqm approx



7 Gawalla St RYE 3941 (REI/VG)

Agent Comments

3 1 1

Price: \$850,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 585 sqm approx

Account - Home AU Real Estate | P: 03 9676 9777



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