

## 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

12 YOORALA ROAD RYE VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$937,500

Property type

House

Suburb

Rye

Period-from

01 Apr 2025

to

31 Mar 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

4 CRESTVIEW COURT RYE VIC 3941	\$985,000	22-Jan-26
9 EVA STREET RYE VIC 3941	\$950,000	20-Jan-26
4 WARATAH STREET RYE VIC 3941	\$950,000	04-Nov-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: 01 April 2026



**4 CRESTVIEW COURT RYE VIC 3941**

 3  2  2

Sold Price <sup>RS</sup> **\$985,000** <sup>UN</sup> Sold Date **22-Jan-26**

Distance **0.31km**



**9 EVA STREET RYE VIC 3941**

 3  3  2

Sold Price **\$950,000** Sold Date **20-Jan-26**

Distance **1.6km**



**4 WARATAH STREET RYE VIC 3941**

 4  2  2

Sold Price Sold Date **04-Nov-25**

Distance **0.86km**

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

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