

## 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

28 HIBISCUS GROVE RYE VIC 3941

### Indicative selling price

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

Single Price

\$1,695,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$962,500

Property type

House

Suburb

Rye

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

|                                  |             |           |
|----------------------------------|-------------|-----------|
| 15 AUSTIN STREET RYE VIC 3941    | \$1,760,000 | 19-Nov-24 |
| 38 ST ANDREWS DRIVE RYE VIC 3941 | \$1,800,000 | 20-Feb-25 |
| 63 FLINDERS STREET RYE VIC 3941  | \$1,750,000 | 29-Aug-24 |

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: 26 April 2025

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**15 AUSTIN STREET RYE VIC 3941**

Sold Price

**\$1,760,000**

Sold Date

**19-Nov-24**



4



2



2

Distance

**0.39km**



**38 ST ANDREWS DRIVE RYE VIC 3941**

Sold Price

**\$1,800,000**

Sold Date

**20-Feb-25**



3



2



1

Distance

**0.93km**



**63 FLINDERS STREET RYE VIC 3941**

Sold Price

**\$1,750,000**

Sold Date

**29-Aug-24**



3



3



2

Distance

**0.78km**

RS = Recent sale

UN = Undisclosed Sale

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