

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 WOLFENDEN STREET RHYLL VIC 3923

Indicative selling price

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

Single Price

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Rhyll

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

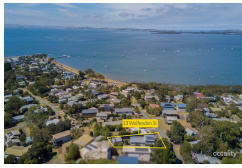
Date of sale

13 WOLFENDEN STREET RHYLL VIC 3923	\$840,000	14-Apr-25
71 MCILWRAITH ROAD RHYLL VIC 3923	\$848,000	02-Feb-24
2-4 SOUTHAMPTON STREET RHYLL VIC 3923	\$850,000	05-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 July 2025



13 WOLFENDEN STREET RHYLL VIC 3923

Sold Price

^{RS}

\$840,000

Sold Date

14-Apr-25



3



2



2

Distance

0.05km



71 MCILWRAITH ROAD RHYLL VIC 3923

Sold Price

\$848,000

Sold Date

02-Feb-24



3



2



3

Distance

0.26km



2-4 SOUTHAMPTON STREET RHYLL VIC 3923

Sold Price

\$850,000

Sold Date

05-Apr-24



3



1



2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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