

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

79 Observation Drive, Rye Vic 3941

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$965,000

Property Type House

Suburb Rye

Period - From 01/04/2025

to 31/03/2026

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	10 Eva St RYE 3941	\$1,330,000	28/02/2026
2	19 Weir St RYE 3941	\$1,300,000	15/01/2026
3			

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:

23/06/2026 12:05



Property Type: Land
Land Size: 781 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000
Median House Price
 Year ending March 2026: \$965,000

Comparable Properties



10 Eva St RYE 3941 (REI/VG)

Agent Comments

3 2 2

Price: \$1,330,000
Method: Private Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 836 sqm approx



19 Weir St RYE 3941 (VG)

Agent Comments

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Price: \$1,300,000
Method: Sale
Date: 15/01/2026
Property Type: Development Site (Res)
Land Size: 1015 sqm approx

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.

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