

# 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  
4A Zelma Drive, Rhyll, Vic 3923

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$810,000

### Median sale price

Median price \$1,000,000 Property type House Suburb Rhyll

Period - From 01/11/2025 to 31/01/2026 Source  PropTrack

### 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 eighteen 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
19 Wolfenden Street, Rhyll, VIC 3923	\$790,000	01/10/2025
59 Rhyll Newhaven Road, Rhyll, VIC 3923	\$775,000	08/10/2025
17 Jansson Road, Rhyll, VIC 3923	\$759,000	11/05/2025

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 eighteen months.

This Statement of Information was prepared on: 16/02/2026