

# 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

101/25 Lynch Street, Hawthorn Vic 3122

### Indicative selling price

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

Range between \$475,000

&

\$520,000

### Median sale price

Median price \$590,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2025

to 31/12/2025

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	5/40 Barkers Rd HAWTHORN 3122	\$511,000	13/12/2025
2	9/24 Elphin Gr HAWTHORN 3122	\$500,000	27/11/2025
3	415/17 Lynch St HAWTHORN 3122	\$480,000	14/08/2025

**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:

13/01/2026 11:43



2   
 1   
 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$475,000 - \$520,000

**Median Unit Price**

Year ending December 2025: \$590,000

## Comparable Properties



**5/40 Barkers Rd HAWTHORN 3122 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$511,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** Apartment



**9/24 Elphin Gr HAWTHORN 3122 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$500,000

**Method:** Sold Before Auction

**Date:** 27/11/2025

**Property Type:** Unit

**415/17 Lynch St HAWTHORN 3122 (VG)**

**Agent Comments**

2   
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**Price:** \$480,000

**Method:** Sale

**Date:** 14/08/2025

**Property Type:** Strata Unit/Flat

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222