

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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:



Property Type: Apartment

Agent Comments

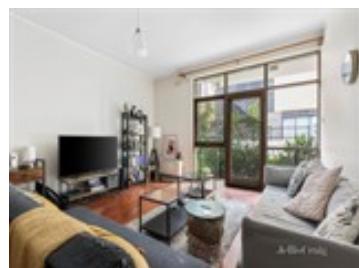
Indicative Selling Price

\$475,000 - \$520,000

Median Unit Price

Year ending December 2025: \$590,000

Comparable Properties



5/40 Barkers Rd HAWTHORN 3122 (REI)



Agent Comments

Price: \$511,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Apartment



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



Agent Comments

Price: \$500,000

Method: Sold Before Auction

Date: 27/11/2025

Property Type: Unit

415/17 Lynch St HAWTHORN 3122 (VG)



Agent Comments

Price: \$480,000

Method: Sale

Date: 14/08/2025

Property Type: Strata Unit/Flat

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