

## 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

Single price \$495,000

#### 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.

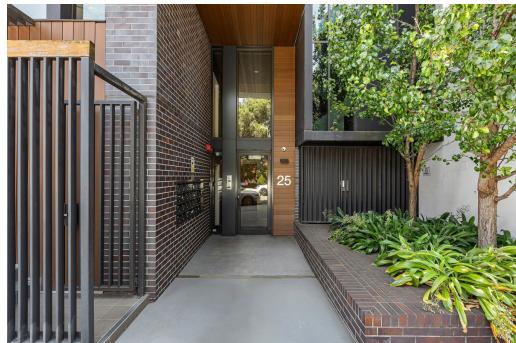
Address of comparable property		Price	Date of sale
1	108/138 Camberwell Rd HAWTHORN EAST 3123	\$490,000	16/01/2026
2	9/24 Elphin Gr HAWTHORN 3122	\$500,000	27/11/2025
3	12/47-49 Robinson Rd HAWTHORN 3122	\$515,000	09/10/2025

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:

09/02/2026 16:52


**Property Type:** Apartment

**Agent Comments**
**Indicative Selling Price**

\$495,000

**Median Unit Price**

Year ending December 2025: \$590,000

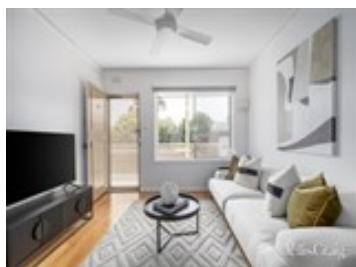
## Comparable Properties


**108/138 Camberwell Rd HAWTHORN EAST 3123 (REI)**
**Agent Comments**

**Price:** \$490,000

**Method:** Private Sale

**Date:** 16/01/2026

**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

**12/47-49 Robinson Rd HAWTHORN 3122 (REI)**
**Agent Comments**

**Price:** \$515,000

**Method:** Sold Before Auction

**Date:** 09/10/2025

**Property Type:** Apartment

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