

# 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 48/29 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)

Single Price \$180,000

### Median sale price

Median price \$563,000 Property Type Unit Suburb Hawthorn (3122)

Period - From 01/02/2024 to 31/01/2025 Source CoreLogic

### Comparable property sales

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
107/383 BURWOOD ROAD, HAWTHORN VIC 3122	\$220,000	11/11/2024
19/29 LYNCH STREET, HAWTHORN VIC 3122	\$170,000	10/08/2024
67/29 LYNCH STREET, HAWTHORN VIC 3122	\$160,000	21/08/2024

This Statement of Information was prepared on: 03/02/2025