

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

102/17 Lynch Street, Hawthorn, VIC 3122

Indicative selling price

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

Single Price

\$335,000

Median sale price

Median price

\$565,000

Property Type

House

Suburb

Hawthorn (3122)

Period - From

19/02/2023

to

19/02/2024

Source

realestate.com.au

Comparable property sales

A This is one property 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
111/17 LYNCH STREET, HAWTHORN VIC 3122	\$375,000	06/08/2024

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:

09/04/2025