

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

207/80 LYNCH STREET HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$392,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

304/80 LYNCH STREET HAWTHORN VIC 3122	\$416,000	21-Dec-24
501/25 LYNCH STREET HAWTHORN VIC 3122	\$405,000	19-Feb-25
403/80 LYNCH STREET HAWTHORN VIC 3122	\$430,000	12-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 14 August 2025



**304/80 LYNCH STREET
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$416,000** Sold Date **21-Dec-24**

Distance **0km**



**501/25 LYNCH STREET
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$405,000** Sold Date **19-Feb-25**

Distance **0.06km**



**403/80 LYNCH STREET
HAWTHORN VIC 3122**

 1  1  1

Sold Price ^{RS} **\$430,000** Sold Date **12-Jul-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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