

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

222/616 GLENFERRIE ROAD 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

\$180,000

&

\$198,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,410,000

Property type

Business

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

51/29 LYNCH STREET HAWTHORN VIC 3122	\$195,000	25-Jun-25
48/29 LYNCH STREET HAWTHORN VIC 3122	\$175,000	24-Apr-25
83/29 LYNCH STREET HAWTHORN VIC 3122	\$180,000	26-May-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: 20 August 2025


**51/29 LYNCH STREET HAWTHORN
VIC 3122**

1 1 1

Sold Price

\$195,000

Sold Date

25-Jun-25

Distance

0.22km
**48/29 LYNCH STREET HAWTHORN
VIC 3122**

1 1 1

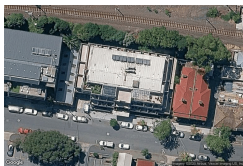
Sold Price

\$175,000

Sold Date

24-Apr-25

Distance

0.22km
**83/29 LYNCH STREET HAWTHORN
VIC 3122**

1 - -

Sold Price

\$180,000

Sold Date

26-May-25

Distance

0.22km
**310/42 PORTER STREET PRAHRAN
VIC 3181**

1 1 1

Sold Price

Sold Date

30-Apr-25

Distance

4.84km

RS = Recent sale

UN = Undisclosed Sale

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