Statement of Information

Single residential property located in the Melbourne metropolitan area

		Section 4/AF of	the Estate Ag	jents Act 1980	
Property offered for sale					
Address Including suburb and postcode	Including suburb and				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$148,000	&	\$162,800			
Median sale price*					
Median price	Property Type	Sub	urb Hawthorn		
Period - From to	0	Source			
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	
1 501/1 Queens Av HAWTHORN 3122			\$160,000	04/07/2025	
2 48/29 Lynch St HAWTHORN 3122			\$175,000	12/05/2025	
3 30/29-35 Lynch St HAWTHORN 3122			\$150,000	06/05/2025	
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: 11/08/2025 13:41					
* When this Statement of Information was prepared, publicly available information providing median sale					



prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Studio Apartment **Agent Comments**

Indicative Selling Price \$148,000 - \$162,800 No median price available

Comparable Properties



501/1 Queens Av HAWTHORN 3122 (REI)

Price: \$160,000 Method: Private Sale Date: 04/07/2025

Property Type: Apartment

Agent Comments



48/29 Lynch St HAWTHORN 3122 (REI/VG)

Agent Comments

Price: \$175,000 Method: Private Sale Date: 12/05/2025

Property Type: Apartment



30/29-35 Lynch St HAWTHORN 3122 (REI)

Price: \$150,000 Method: Private Sale Date: 06/05/2025

Property Type: Apartment

Agent Comments

Account - Inline Real Estate | P: 03 85974262





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.