

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

35/29 Lynch Street, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$149,900

Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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	119/1 Glenferrie PI HAWTHORN 3122	\$140,000	30/06/2025
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

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 six months.~~

This Statement of Information was prepared on:

13/09/2025 10:13



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Property Type: Apartment

Agent Comments

Student apartment, built around 2010, potential rent is approximately. \$350 per week.

Council rate about: \$450 PA. Body corp fees approx. \$2,300 PA

Indicative Selling Price

\$149,900

Median Unit Price

June quarter 2025: \$597,500

Comparable Properties



119/1 Glenferrie PI HAWTHORN 3122 (VG)

Agent Comments

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Price: \$140,000

Method: Sale

Date: 30/06/2025

Property Type: Strata Unit/Flat



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

Agent Comments

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Price: \$175,000

Method: Private Sale

Date: 12/05/2025

Property Type: Apartment



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

Agent Comments

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Price: \$150,000

Method: Private Sale

Date: 06/05/2025

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707