

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

407/17 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Hawthorn

Period - From

03/07/2024

to

02/07/2025

Source

Property Data

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	302/7 Montrose St HAWTHORN EAST 3123	\$570,000	30/06/2025
2	206/17 Lynch St HAWTHORN 3122	\$650,000	13/06/2025
3	312/2 Golding St HAWTHORN 3122	\$610,000	13/05/2025

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:

03/07/2025 10:20