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	205/36 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $3,222,500 Property Type House Suburb Hawthorn

Period - From 01/10/2025 to 31/12/2025 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	502/25 Lynch St HAWTHORN 3122	$420,000	07/02/2026
2	305/80 Lynch St HAWTHORN 3122	$412,500	16/11/2025
3	319/81 Riversdale Rd HAWTHORN 3122	$435,000	14/10/2025

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: 19/02/2026 16:11

205/36 Lynch Street, Hawthorn Vic 3122



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

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Indicative Selling Price
$400,000 - $440,000
Median House Price
December quarter 2025: $3,222,500

Comparable Properties



502/25 Lynch St HAWTHORN 3122 (REI)

1 1 1

Price: $420,000
Method: Private Sale
Date: 07/02/2026
Property Type: Apartment

Agent Comments



305/80 Lynch St HAWTHORN 3122 (REI/VG)

1 1 1

Price: $412,500
Method: Private Sale
Date: 16/11/2025
Property Type: Apartment

Agent Comments



319/81 Riversdale Rd HAWTHORN 3122 (REI/VG)

1 1 1

Price: $435,000
Method: Private Sale
Date: 14/10/2025
Property Type: Apartment

Agent Comments

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