Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

16 Lingwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$1,975,000

Median sale price

Median price \$2,3	375,000 Pro	operty Type	House		Suburb	Hawthorn East
Period - From 01/0	01/2024 to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	172 Rathmines Rd HAWTHORN EAST 3123	\$2,011,000	15/02/2025
2	57 Liddiard St HAWTHORN 3122	\$1,900,000	24/12/2024
3	73 Pleasant Rd HAWTHORN EAST 3123	\$2,040,000	09/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/02/2025 10:42













Property Type: House Agent Comments

Indicative Selling Price \$1,975,000 Median House Price Year ending December 2024: \$2,375,000

Comparable Properties



172 Rathmines Rd HAWTHORN EAST 3123 (REI)

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Price: \$2,011,000 **Method:** Auction Sale **Date:** 15/02/2025

Property Type: House (Res) **Land Size:** 519 sqm approx

Agent Comments



57 Liddiard St HAWTHORN 3122 (REI)

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Agent Comments

Price: \$1,900,000 Method: Private Sale Date: 24/12/2024 Property Type: House Land Size: 192 sqm approx



73 Pleasant Rd HAWTHORN EAST 3123 (REI)

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Price: \$2,040,000 Method: Auction Sale Date: 09/11/2024

Property Type: House (Res) **Land Size:** 414 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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