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	3/3 Lion Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $2,767,500 Property Type House Suburb Hawthorn

Period - From 01/01/2024 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	Price	Date of sale
1	15/1-5 Lyndhurst St RICHMOND 3121	$1,000,000	08/02/2025
2	37 Somerset St RICHMOND 3121	$1,100,000	05/02/2025
3	6/1-5 Lyndhurst St RICHMOND 3121	$1,088,000	07/12/2024

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: 31/03/2025 10:54

3/3 Lion Street, Hawthorn Vic 3122

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2 1 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending December 2024: $2,767,500

Comparable Properties



15/1-5 Lyndhurst St RICHMOND 3121 (REI)

2 2 2

Price: $1,000,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Res)

Agent Comments



37 Somerset St RICHMOND 3121 (VG)

2 - -

Price: $1,100,000
Method: Sale
Date: 05/02/2025
Property Type: Townhouse (Conjoined)

Agent Comments



6/1-5 Lyndhurst St RICHMOND 3121 (REI)

3 2 2

Price: $1,088,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Agent Comments

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