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	208/80 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $520,000 & $560,000

Median sale price

Median price $602,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2025 to 31/03/2025 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	104/17 Riversdale Rd HAWTHORN 3122	$520,000	02/04/2025
2	106/2 Golding St HAWTHORN 3122	$570,000	05/03/2025
3	704/32 Lilydale Gr HAWTHORN EAST 3123	$530,000	25/02/2025

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: 05/05/2025 08:32

208/80 Lynch Street, Hawthorn Vic 3122

Karen Chung
03 9810 5000
0488 618 816
KarenChung@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$520,000 - $560,000
Median Unit Price
March quarter 2025: $602,000

Comparable Properties



104/17 Riversdale Rd HAWTHORN 3122 (REI)

2 1 1

Price: $520,000
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment

Agent Comments



106/2 Golding St HAWTHORN 3122 (REI/VG)

2 2 1

Price: $570,000
Method: Private Sale
Date: 05/03/2025
Property Type: Apartment

Agent Comments

704/32 Lilydale Gr HAWTHORN EAST 3123 (VG)

2 - -

Price: $530,000
Method: Sale
Date: 25/02/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Jellis Craig | P: 98305966

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