

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

305/36 LYNCH STREET HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

109/2 GOLDING STREET HAWTHORN VIC 3122	\$410,000	13-Jun-25
203/121 POWER STREET HAWTHORN VIC 3122	\$425,000	05-Sep-25
316/2 GOLDING STREET HAWTHORN VIC 3122	\$395,000	01-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 14 November 2025



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**109/2 GOLDING STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$410,000** Sold Date **13-Jun-25**

Distance **0.34km**



**203/121 POWER STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$425,000** Sold Date **05-Sep-25**

Distance **0.23km**



**316/2 GOLDING STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price ^{RS} **\$395,000** Sold Date **01-Nov-25**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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