

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

60/29 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$185,000 & \$200,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 17/03/2025 to 16/03/2026 Source Property Data

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	105/383 Burwood Rd HAWTHORN 3122	\$210,000	02/03/2026
2			
3			

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: 17/03/2026 15:25

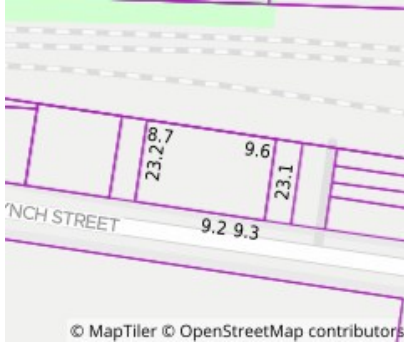
Corey Pabst
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Indicative Selling Price

\$185,000 - \$200,000

Median Unit Price

17/03/2025 - 16/03/2026: \$580,000



Property Type: Studio Apartment

Agent Comments

Comparable Properties



105/383 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$210,000

Method: Private Sale

Date: 02/03/2026

Property Type: Apartment

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.

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245



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