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	2/33-35 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between $850,000 & $880,000

Median sale price

Median price $1,166,250 Property Type Unit Suburb Hampton

Period - From 02/12/2024 to 01/12/2025 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	3/689 Hampton St BRIGHTON 3186	$860,000	25/10/2025
2	1/14 Mills St HAMPTON 3188	$885,000	16/10/2025
3	2/442 Bluff Rd HAMPTON 3188	$865,000	02/06/2025

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: 02/12/2025 13:51

2/33-35 Linacre Road, Hampton Vic 3188



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$850,000 - $880,000
Median Unit Price
02/12/2024 - 01/12/2025: $1,166,250

Comparable Properties



3/689 Hampton St BRIGHTON 3186 (REI)

2 1 1

Price: $860,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit

Agent Comments



1/14 Mills St HAMPTON 3188 (REI)

2 1 1

Price: $885,000
Method: Private Sale
Date: 16/10/2025
Property Type: Unit

Agent Comments



2/442 Bluff Rd HAMPTON 3188 (REI/VG)

2 1 2

Price: $865,000
Method: Private Sale
Date: 02/06/2025
Property Type: House (Res)
Land Size: 281 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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