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	75 Linacre Road, Hampton Vic 3188

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 $1,250,000 Property Type Unit Suburb Hampton

Period - From 01/04/2025 to 30/06/2025 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	2/12 Bamfield St SANDRINGHAM 3191	$1,045,000	12/05/2025
2	6/31-35 Wickham Rd HAMPTON EAST 3188	$1,035,000	09/05/2025
3	2/7 Deakin St HAMPTON 3188	$1,100,000	20/03/2025

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: 09/09/2025 15:04

75 Linacre Road, Hampton Vic 3188



3 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
June quarter 2025: $1,250,000

Comparable Properties

2/12 Bamfield St SANDRINGHAM 3191 (VG)

3 - -

Agent Comments

Price: $1,045,000
Method: Sale
Date: 12/05/2025
Property Type: Flat/Unit/Apartment (Res)



6/31-35 Wickham Rd HAMPTON EAST 3188 (REI)

3 2 1

Agent Comments

Price: $1,035,000
Method: Private Sale
Date: 09/05/2025
Property Type: Townhouse (Res)

2/7 Deakin St HAMPTON 3188 (VG)

3 - -

Agent Comments

Price: $1,100,000
Method: Sale
Date: 20/03/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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