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	102/28 Linacre Road, Hampton Vic 3188
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,250,000	Pro	perty 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
1 104/24 Linacre Rd HAMPTON 3188	\$1,450,000	17/06/2025

2	3/1a Keats St SANDRINGHAM 3191	\$1,250,000	15/04/2025
3	19/15 Beach Rd HAMPTON 3188	\$1,250,000	04/04/2025

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:	21/07/2025 15:30









Rooms: 5

Property Type: Apartment Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Unit Price June quarter 2025: \$1,250,000

Comparable Properties



104/24 Linacre Rd HAMPTON 3188 (REI)

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Price: \$1,450,000 **Method:** Private Sale **Date:** 17/06/2025

Property Type: Apartment

Agent Comments



3/1a Keats St SANDRINGHAM 3191 (VG)

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Agent Comments

Price: \$1,250,000 Method: Sale Date: 15/04/2025

Property Type: Flat/Unit/Apartment (Res)

19/15 Beach Rd HAMPTON 3188 (REI/VG)

Price: \$1,250,000 Method: Private Sale Date: 04/04/2025 Property Type: Unit



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Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598





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