

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

102/28 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	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



 2
  2
  2

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)

Agent Comments

 2
  2
  2

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



3/1a Keats St SANDRINGHAM 3191 (VG)

Agent Comments

 2
  -
  -

Price: \$1,250,000
Method: Sale
Date: 15/04/2025
Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

 2
  2
  1

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

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