

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

125 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between \$3,400,000

&

\$3,700,000

Median sale price

Median price \$2,507,500

Property Type House

Suburb Hampton

Period - From 01/10/2024

to 31/12/2024

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 Holloway Rd SANDRINGHAM 3191	\$3,680,000	05/02/2025
2	12 Canberra Gr BRIGHTON EAST 3187	\$3,600,000	15/01/2025
3	13 The Avenue HAMPTON 3188	\$3,460,000	28/10/2024

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:

01/04/2025 09:54



4 2 2

Property Type: House

Comparable Properties



2 Holloway Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

5 5 4

Price: \$3,680,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 701 sqm approx



12 Canberra Gr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$3,600,000
Method: Private Sale
Date: 15/01/2025
Property Type: House
Land Size: 605 sqm approx



13 The Avenue HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$3,460,000
Method: Private Sale
Date: 28/10/2024
Property Type: House (Res)
Land Size: 665 sqm approx