

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
  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)

Agent Comments

 2
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  1

Price: \$860,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit



1/14 Mills St HAMPTON 3188 (REI)

Agent Comments

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  1

Price: \$885,000

Method: Private Sale

Date: 16/10/2025

Property Type: Unit



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

Agent Comments

 2
  1
  2

Price: \$865,000

Method: Private Sale

Date: 02/06/2025

Property Type: House (Res)

Land Size: 281 sqm approx

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