Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/33-35 Linacre Road, Hampton Vic 3188
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,166,250	Pro	perty Type Un	it		Suburb	Hampton
Period - From	02/12/2024	to	01/12/2025	Sc	urce	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

Add	dress 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 comparableproperties 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









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)

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1

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Agent Comments

Price: \$860,000 Method: Auction Sale Date: 25/10/2025 Property Type: Unit



1/14 Mills St HAMPTON 3188 (REI)

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2

Agent Comments

Price: \$885,000 Method: Private Sale Date: 16/10/2025 Property Type: Unit



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

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2

Method: Private Sale

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Price: \$865,000

Date: 02/06/2025 **Property Type:** House (Res) **Land Size:** 281 sgm approx Agent Comments

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





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