

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

83 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between \$2,200,000

&

\$2,350,000

Median sale price

Median price \$2,700,000

Property Type House

Suburb Hampton

Period - From 01/04/2026

to

30/06/2026

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	4 Sargood St HAMPTON 3188	\$2,220,000	11/04/2026
2	5 Carolyn St HAMPTON 3188	\$2,210,000	01/04/2026
3	28 Sargood St HAMPTON 3188	\$2,418,000	21/03/2026

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:

22/07/2026 16:00

Nick Sinclair
9194 1200
0422 217 788
nicksinclair@jellisrcraig.com.au



4 2 2

Property Type: House

Indicative Selling Price

\$2,200,000 - \$2,350,000

Median House Price

June quarter 2026: \$2,700,000

Comparable Properties



4 Sargood St HAMPTON 3188 (REI)

Agent Comments

4 3 3

Price: \$2,220,000

Method: Private Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 604 sqm approx



5 Carolyn St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 3

Price: \$2,210,000

Method: Private Sale

Date: 01/04/2026

Property Type: House (Res)

Land Size: 609 sqm approx



28 Sargood St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$2,418,000

Method: Private Sale

Date: 21/03/2026

Property Type: House

Land Size: 648 sqm approx

Account - Jellis Craig | P: 03 9194 1200