

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 \$3,600,000

&

\$3,900,000

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	12 Canberra Gr BRIGHTON EAST 3187	\$3,600,000	15/01/2025
2	52 Linacre Rd HAMPTON 3188	\$3,800,000	14/12/2024
3	1 Grenville St HAMPTON 3188	\$3,750,000	26/10/2024

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:

06/03/2025 16:23

125 Linacre Road, Hampton Vic 3188

**Jellis
Craig**

Nick Renna

9194 1200

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nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$3,600,000 - \$3,900,000

Median House Price

December quarter 2024: \$2,507,500



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



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



52 Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments

 5  3  4

Price: \$3,800,000

Method: Private Sale

Date: 14/12/2024

Property Type: House

Land Size: 615 sqm approx



1 Grenville St HAMPTON 3188 (REI/VG)

Agent Comments

 5  3  4

Price: \$3,750,000

Method: Sold Before Auction

Date: 26/10/2024

Property Type: House (Res)

Land Size: 975 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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