

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
1/99 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price	\$1,700,000	Property Type	Townhouse	Suburb	Hampton
Period - From	05/11/2024	to	04/11/2025	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	253 Bluff Rd SANDRINGHAM 3191	\$1,460,000	19/08/2025
2	59a David St HAMPTON 3188	\$1,492,500	09/06/2025
3			

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:

05/11/2025 09:35



Property Type: Townhouse single level

Agent Comments

Comparable Properties



253 Bluff Rd SANDRINGHAM 3191 (REI)



Price: \$1,460,000

Method: Private Sale

Date: 19/08/2025

Property Type: House (Res)

Agent Comments



59a David St HAMPTON 3188 (REI/VG)



Price: \$1,492,500

Method: Private Sale

Date: 09/06/2025

Property Type: Townhouse (Res)

Agent Comments

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840