

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



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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Townhouse Price

05/11/2024 - 04/11/2025: \$1,700,000



3 2 2

Property Type: Townhouse single level

Agent Comments

Comparable Properties



253 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 1 3

Price: \$1,460,000

Method: Private Sale

Date: 19/08/2025

Property Type: House (Res)



59a David St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,492,500

Method: Private Sale

Date: 09/06/2025

Property Type: Townhouse (Res)

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.



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