

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

104 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,442,500

Property Type House

Suburb Hampton

Period - From 01/10/2024

to

30/09/2025

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	46 Nicol St HIGHETT 3190	\$3,160,000	27/08/2025
2	72 Ludstone St HAMPTON 3188	\$3,142,000	23/08/2025
3	14 Lansdown St HAMPTON 3188	\$3,137,500	23/08/2025

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:

25/10/2025 17:03



5 3 2

Property Type: House

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending September 2025: \$2,442,500

Comparable Properties



46 Nicol St HIGHETT 3190 (REI)

Agent Comments

5 3 4

Price: \$3,160,000
Method: Private Sale
Date: 27/08/2025
Property Type: House



72 Ludstone St HAMPTON 3188 (REI)

Agent Comments

4 3 3

Price: \$3,142,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 621 sqm approx



14 Lansdown St HAMPTON 3188 (REI)

Agent Comments

5 4 2

Price: \$3,137,500
Method: Auction Sale
Date: 23/08/2025
Property Type: House
Land Size: 697 sqm approx