

Compare the Facts. Compare the Value. Decide for Yourself.

Feature	31/86-88 Beach Rd Sandringham	33/86-88 Beach Rd Sandringham	G4/28 Linacre Rd Hampton	203/25 Small St Hampton	104/25 Small St Hampton	109/451 Hampton St Hampton	104/80 Orlando St Hampton	401/380 Bay St Brighton
Price	\$1,280,000	\$885,000	\$1.20–1.285M	\$1.25–1.32M	\$1.275M	\$1.25M	\$1.25–1.375M	\$1.30–1.40M
Property Type	Ground Floor Residence	Apartment	Garden Residence	Apartment	Apartment	Apartment	Apartment	Penthouse
Floor	Ground	First	Ground	Upper	First	Ground	Ground	Penthouse
Bedrooms	2	2	2	2	2	2	2	2
Bathrooms	2	2	2	2	1	2	2	2
Car Spaces	2	1	2	1	1	1	1	2
Home Office	Yes	Yes	Yes	Yes	Yes	No	Yes	Study Nook
Private Entrance	Yes	Yes	No	No	No	No	No	No
Storage	2 Adjacent Storage Rooms 5.20 x 1.70 m	2 Storage Areas	Basement Storage	2 Storage	Facilities	2 Storage	Storage	Storage Cage
Total Area	176 m ²	121 m ²	149 m ²	108 m ²	116.6 m ²	116 m ²	—	85 m ²
Outdoor Living	Private Courtyard	Balcony + Boardwalk	Garden Courtyard	Balcony	2 Balconies	Courtyard	Covered Terrace	Terrace
Beach	Directly Opposite	Directly Opposite	Walking Distance	Walking Distance	Walking Distance	Walking Distance	Direct Beach Access	Walking Distance
Train Station	Walking Distance	Walking Distance	Walking Distance	Walking Distance	Walking Distance	Walking Distance	Walking Distance	Walking Distance
Shopping	Walking Distance	Walking Distance	Walking Distance	Walking Distance	Walking Distance	Walking Distance	Walking Distance	Walking Distance

Information compiled from publicly available sources. Information current as at August 2026.