

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

401/10 KOOLKUNA LANE HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,325,000

Property type

House

Suburb

Hampton

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

103/24 LINACRE ROAD HAMPTON VIC 3188	\$950,000	21-Nov-25
2/16 COLLINGWOOD STREET SANDRINGHAM VIC 3191	\$915,000	09-Dec-25
1/97 BAY ROAD SANDRINGHAM VIC 3191	\$945,000	22-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 07 February 2026



**103/24 LINACRE ROAD HAMPTON
VIC 3188**

Sold Price

\$950,000

Sold Date

21-Nov-25



3



2



1

Distance

0.71km



**2/16 COLLINGWOOD STREET
SANDRINGHAM VIC 3191**

Sold Price

\$915,000

Sold Date

09-Dec-25



2



1



2

Distance

1.92km



**1/97 BAY ROAD SANDRINGHAM
VIC 3191**

Sold Price

^{RS} **\$945,000**

Sold Date

22-Jan-26



2



1



3

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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