

# 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

407/10 Koolkuna Lane, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$900,000

### Median sale price

Median price

\$1,210,000

Property Type

Unit

Suburb

Hampton

Period - From

03/07/2025

to

02/07/2026

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 | 16/78 Holyrood St HAMPTON 3188  | \$882,500 | 02/06/2026   |
| 2 | 302/15 Small St HAMPTON 3188    | \$870,000 | 08/05/2026   |
| 3 | 401/10 Koolkuna La HAMPTON 3188 | \$880,000 | 29/03/2026   |

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:

03/07/2026 11:27



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median Unit Price**  
03/07/2025 - 02/07/2026: \$1,210,000

## Comparable Properties



**16/78 Holyrood St HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$882,500  
**Method:** Private Sale  
**Date:** 02/06/2026  
**Property Type:** Apartment



**302/15 Small St HAMPTON 3188 (REI/VG)**

Agent Comments



**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 08/05/2026  
**Property Type:** Apartment



**401/10 Koolkuna La HAMPTON 3188 (REI/VG)**

Agent Comments



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 29/03/2026  
**Property Type:** Apartment

**Account - Hodges**