

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

10 KINGSTON STREET 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

\$3,000,000

&

\$3,300,000

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

12 HOLMHURST COURT BRIGHTON EAST VIC 3187	\$3,157,500	22-Nov-25
104 LINACRE ROAD HAMPTON VIC 3188	\$3,175,000	16-Nov-25
32 LETCHWORTH AVENUE BRIGHTON EAST VIC 3187	\$3,380,000	14-Aug-25

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: 26 February 2026



12 HOLMHURST COURT BRIGHTON EAST VIC 3187

Sold Price

\$3,157,500

Sold Date

22-Nov-25

5 2 2

Distance

0.21km



104 LINACRE ROAD HAMPTON VIC 3188

Sold Price

\$3,175,000

Sold Date

16-Nov-25

5 3 2

Distance

1.34km



32 LETCHWORTH AVENUE BRIGHTON EAST VIC 3187

Sold Price

\$3,380,000

Sold Date

14-Aug-25

4 3 2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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