

# 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

138 Ludstone Street, 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

\$2,800,000

&

\$2,950,000

### Median sale price

Median price

\$2,467,500

Property Type

House

Suburb

Hampton

Period - From

04/09/2024

to

03/03/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9 Smith Street Hampton VIC 3188	\$3,155,000	06/12/2024
255 Dendy Street Brighton East VIC 3187	\$3,115,000	05/12/2024
43 Myrtle Road Hampton VIC 3188	\$2,935,000	11/11/2024

This Statement of Information was prepared on:

05/03/2025