

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

44 Ludstone Street, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$2,775,000

Median sale price

Median price

\$2,310,000

Property Type

House

Suburb

Hampton

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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	3 Lagnicourt St HAMPTON 3188	\$2,850,000	08/11/2025
2	50 Ludstone St HAMPTON 3188	\$2,700,000	26/09/2025
3			

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:

23/03/2026 10:36



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Property Type: House (Res)
Land Size: 617 sqm approx
Agent Comments

Indicative Selling Price
\$2,775,000
Median House Price
Year ending December 2025: \$2,310,000

Comparable Properties



3 Lagnicourt St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$2,850,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 741 sqm approx



50 Ludstone St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$2,700,000
Method: Private Sale
Date: 26/09/2025
Property Type: House
Land Size: 622 sqm approx

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.