

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

8 Ludstone Street, Hampton VIC 3188

Indicative selling price

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

Single price

\$2,325,000

Median sale price

Median price

\$2,450,000

Property Type

House

Suburb

Hampton

Period - From

01/03/2026

to

28/08/2026

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 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
19 Teddington Road Hampton VIC 3188	\$2,386,000	20/06/2026
28 Sargood Street Hampton VIC 3188	\$2,418,000	22/03/2026
5 Carolyn Street Hampton VIC 3188	\$2,210,000	04/04/2026

This Statement of Information was prepared on:

29/08/2026