

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 44 Ludstone Street, Hampton Vic 3188
Including suburb and postcode

Indicative selling price

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

Range between \$2,600,000 & \$2,700,000

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	50 Ludstone St HAMPTON 3188	\$2,700,000	26/09/2025
2	19 Collingwood St SANDRINGHAM 3191	\$2,626,000	13/08/2025
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:

05/02/2026 14:38



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,700,000

Median House Price

Year ending December 2025: \$2,310,000

Comparable Properties



50 Ludstone St HAMPTON 3188 (REI/VG)



Price: \$2,700,000

Method: Private Sale

Date: 26/09/2025

Property Type: House

Land Size: 622 sqm approx

Agent Comments



19 Collingwood St SANDRINGHAM 3191 (REI/VG)



Price: \$2,626,000

Method: Private Sale

Date: 13/08/2025

Property Type: House

Land Size: 627 sqm approx

Agent Comments

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.

Account - Hodies



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