

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

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



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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)

Agent Comments

4 2 2

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



19 Collingwood St SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 2

Price: \$2,626,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 627 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.

Account - Hodges



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