

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

76 Ludstone Street, Hampton VIC 3188

Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

Median sale price

Median price

\$2,467,500

Property Type

House

Suburb

Hampton

Period - From

06/09/2024

to

05/03/2025

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
18 Lagnicourt Street Hampton VIC 3188	\$3,360,000	14/12/2024
4 Minnie Street Sandringham VIC 3191	\$3,385,000	25/11/2024
9 Smith Street Hampton VIC 3188	\$3,155,000	06/12/2024

This Statement of Information was prepared on:

06/03/2025