

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

58 Ludstone Street, Hampton VIC 3188

Indicative selling price

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

Range between

\$2,950,000

&

\$3,100,000

Median sale price

Median price

\$2,350,000

Property Type

House

Suburb

Hampton

Period - From

31/01/2025

to

30/07/2025

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
138 Ludstone Street Hampton VIC 3188	\$3,120,000	29/03/2025
154 Ludstone Street Hampton VIC	\$3,065,000	31/05/2025
61 Ludstone Street Hampton VIC 3188	\$3,170,000	07/05/2025

This Statement of Information was prepared on:

31/07/2025