

# 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

149 Ludstone Street, Hampton VIC 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,100,000

&

\$2,310,000

### Median sale price

Median price

\$2,350,000

Property Type

House

Suburb

Hampton

Period - From

08/01/2025

to

07/07/2025

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
66 Earlsfield Road Hampton	\$2,120,000	21/06/2025
51 Willis Street Hampton	\$2,225,000	19/06/2025
3 Bateman Street Hampton	\$2,270,000	20/07/2025

This Statement of Information was prepared on:

08/07/2025