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	118 Ludstone Street, Hampton Vic 3188

Indicative selling price

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

Range between $3,650,000 & $3,950,000

Median sale price

Median price $2,442,500 Property Type House Suburb Hampton

Period - From 01/07/2025 to 30/09/2025 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	126 Ludstone St HAMPTON 3188	$3,520,000	15/09/2025
2	12 Kyarra St HAMPTON 3188	$4,250,000	03/09/2025
3	96 Thomas St HAMPTON 3188	$3,630,000	20/08/2025

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: 14/10/2025 10:37

118 Ludstone Street, Hampton Vic 3188



2 1 1

Rooms: 3
Property Type: House
Land Size: 806 sqm approx

Agent Comments

Indicative Selling Price
$3,650,000 - $3,950,000
Median House Price
September quarter 2025: $2,442,500

Comparable Properties



126 Ludstone St HAMPTON 3188 (REI)

4 2 2

Price: $3,520,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 809 sqm approx

Agent Comments



12 Kyarra St HAMPTON 3188 (REI)

4 3 2

Price: $4,250,000
Method: Private Sale
Date: 03/09/2025
Property Type: House
Land Size: 609 sqm approx

Agent Comments



96 Thomas St HAMPTON 3188 (REI)

4 3 3

Price: $3,630,000
Method: Sold Before Auction
Date: 20/08/2025
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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