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	61 Ludstone Street, Hampton Vic 3188
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,800,000	&	\$2,950,000

Median sale price

Median price	\$2,507,500	Pro	perty Type	House		Suburb	Hampton
Period - From	01/10/2024	to	31/12/2024		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

1	11 Teddington Rd HAMPTON 3188	\$3,260,000	15/02/2025
2	43 Myrtle Rd HAMPTON 3188	\$2,935,000	04/11/2024
3	28 Bridge St HAMPTON 3188	\$2,800,000	21/10/2024

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:	03/03/2025 15:59



Date of sale



Kate Fowler 9194 1200 0418 418 385 katefowler@jelliscraig.com.au

Indicative Selling Price \$2,800,000 - \$2,950,000 **Median House Price** December quarter 2024: \$2,507,500



Property Type: House

Comparable Properties



11 Teddington Rd HAMPTON 3188 (REI)

Price: \$3,260,000 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res) Land Size: 766 sqm approx

Agent Comments



43 Myrtle Rd HAMPTON 3188 (REI/VG)

Agent Comments

Price: \$2,935,000 Method: Private Sale Date: 04/11/2024

Property Type: House (Res) Land Size: 520 sqm approx

28 Bridge St HAMPTON 3188 (REI/VG)

Price: \$2,800,000 Method: Private Sale Date: 21/10/2024

Property Type: House (Res) Land Size: 483 sqm approx

Agent Comments



Account - Jellis Craig | P: 03 9194 1200





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