

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

72 Ludstone Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$2,325,250

Property Type House

Suburb Hampton

Period - From 01/04/2025

to

30/06/2025

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	154 Ludstone St HAMPTON 3188	\$3,065,000	31/05/2025
2	16 Lansdown St HAMPTON 3188	\$3,090,000	12/03/2025
3	19 Gleniffer Av BRIGHTON EAST 3187	\$3,000,000	04/03/2025

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:

30/07/2025 11:56

Nick Renna

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Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

June quarter 2025: \$2,325,250



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Property Type: House

Agent Comments

Comparable Properties

**154 Ludstone St HAMPTON 3188 (REI)**

Agent Comments

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Price: \$3,065,000**Method:** Auction Sale**Date:** 31/05/2025**Property Type:** House (Res)**Land Size:** 760 sqm approx**16 Lansdown St HAMPTON 3188 (VG)**

Agent Comments

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Price: \$3,090,000**Method:** Sale**Date:** 12/03/2025**Property Type:** House (Res)**Land Size:** 697 sqm approx**19 Gleniffer Av BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

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Price: \$3,000,000**Method:** Sold Before Auction**Date:** 04/03/2025**Property Type:** House (Res)**Land Size:** 550 sqm approx

Account - Jellis Craig | P: 03 9194 1200