

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

34 Ludstone Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,700,000

&

\$2,850,000

Median sale price

Median price \$2,437,500

Property Type House

Suburb Hampton

Period - From 25/08/2025

to

24/08/2026

Source

Property Data

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	37 Margarita St HAMPTON 3188	\$2,875,000	20/06/2026
2	36 Villeroy St HAMPTON 3188	\$2,770,000	11/05/2026
3			

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:

25/08/2026 15:37



Property Type:
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,850,000
Median House Price
25/08/2025 - 24/08/2026: \$2,437,500

Comparable Properties



37 Margarita St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$2,875,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 753 sqm approx



36 Villeroy St HAMPTON 3188 (REI)

Agent Comments

4 3 3

Price: \$2,770,000
Method: Sold Before Auction
Date: 11/05/2026
Property Type: House (Res)
Land Size: 624 sqm approx

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598