

# 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 70B 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$2,181,000 Property Type House Suburb Hampton

Period - From 01/10/2025 to 31/12/2025 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	6a Chislehurst Rd HAMPTON 3188	\$2,100,000	11/12/2025
2	70 David St HAMPTON 3188	\$1,800,000	08/11/2025
3	108a Thomas St HAMPTON 3188	\$2,050,000	17/09/2025

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: 12/03/2026 14:51



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**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

December quarter 2025: \$2,181,000

## Comparable Properties



**6a Chislehurst Rd HAMPTON 3188 (REI)**

Agent Comments

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  2

**Price:** \$2,100,000

**Method:** Sold Before Auction

**Date:** 11/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 380 sqm approx



**70 David St HAMPTON 3188 (REI/VG)**

Agent Comments

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  2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 334 sqm approx



**108a Thomas St HAMPTON 3188 (REI/VG)**

Agent Comments

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  3

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 17/09/2025

**Property Type:** Townhouse (Single)

**Land Size:** 327 sqm approx

Account - Marshall White | P: 03 9822 9999



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