

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

22 Lagnicourt Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,700,000

Property Type House

Suburb Hampton

Period - From 01/04/2026

to 30/06/2026

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	1 Prince St HAMPTON 3188	\$2,700,000	27/08/2026
2	44 Ludstone St HAMPTON 3188	\$2,565,000	17/07/2026
3	9 Myrtle Rd HAMPTON 3188	\$2,750,000	08/05/2026

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:

09/09/2026 12:44



4 2 3

Property Type: House (Previously Occupied - Detached)

Land Size: 794 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

June quarter 2026: \$2,700,000

Comparable Properties



1 Prince St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,700,000

Method: Private Sale

Date: 27/08/2026

Property Type: House

Land Size: 646 sqm approx



44 Ludstone St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,565,000

Method: Private Sale

Date: 17/07/2026

Property Type: House (Res)

Land Size: 617 sqm approx



9 Myrtle Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$2,750,000

Method: Sold Before Auction

Date: 08/05/2026

Property Type: House (Res)

Land Size: 520 sqm approx