

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

16 Lagnicourt Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,550,000 & \$2,650,000

Median sale price

Median price \$2,710,000 Property Type House Suburb Hampton

Period - From 01/01/2026 to 31/03/2026 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	95 Abbott St SANDRINGHAM 3191	\$2,590,000	08/04/2026
2	156 Dendy St BRIGHTON EAST 3187	\$2,550,000	29/11/2025
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:

28/04/2026 10:02

Jenny Dwyer
03 9521 9800
0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

\$2,550,000 - \$2,650,000

Median House Price

March quarter 2026: \$2,710,000



 4  2  2

Property Type: House

Land Size: 578 approx sqm
approx

Agent Comments

Comparable Properties



95 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

 4  3  3

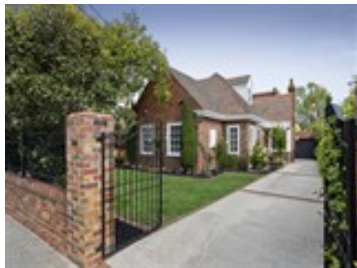
Price: \$2,590,000

Method: Private Sale

Date: 08/04/2026

Property Type: House

Land Size: 766 sqm approx



156 Dendy St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  2  5

Price: \$2,550,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 627 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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840