

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

52 Simpson Street, East Melbourne Vic 3002

Indicative selling price

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

Range between \$2,950,000 & \$3,050,000

Median sale price

Median price \$3,125,000 Property Type House Suburb East Melbourne

Period - From 01/04/2025 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	10 Sutton Gr RICHMOND 3121	\$3,252,000	06/05/2026
2	14 Brougham St RICHMOND 3121	\$3,200,000	28/11/2025
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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:

26/05/2026 10:51



Property Type: House (Res)

Land Size: 295 sqm approx

Agent Comments

Comparable Properties



10 Sutton Gr RICHMOND 3121 (REI)

Agent Comments



Price: \$3,252,000

Method: Private Sale

Date: 06/05/2026

Property Type: House (Res)



14 Brougham St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$3,200,000

Method: Auction Sale

Date: 28/11/2025

Property Type: House (Res)

Land Size: 230 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.