

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

Single price \$3,150,000

Median sale price

Median price \$3,125,000

Property Type House

Suburb East Melbourne

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	51 Gipps St EAST MELBOURNE 3002	\$3,400,000	18/03/2026
2	127 Grey St EAST MELBOURNE 3002	\$3,200,000	07/10/2025
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:

30/03/2026 15:40



 4  2  1

Property Type: House (Res)

Land Size: 295 sqm approx

Agent Comments

Indicative Selling Price

\$3,150,000

Median House Price

December quarter 2025: \$3,125,000

Comparable Properties



51 Gipps St EAST MELBOURNE 3002 (REI)

Agent Comments

 4  2  2

Price: \$3,400,000

Method: Private Sale

Date: 18/03/2026

Property Type: House



127 Grey St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

 4  2  3

Price: \$3,200,000

Method: Private Sale

Date: 07/10/2025

Property Type: House (Res)

Land Size: 289 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.