

# 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

142 Simpson Street, East Melbourne Vic 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,145,000

### Median sale price

Median price \$3,475,000

Property Type House

Suburb East Melbourne

Period - From 01/07/2024

to 30/06/2025

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	189 Coppin St RICHMOND 3121	\$2,155,000	07/06/2025
2	445 George St FITZROY 3065	\$1,890,000	07/06/2025
3	72 Highett St RICHMOND 3121	\$2,045,000	31/05/2025

**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:

25/07/2025 15:02



2 2 1

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,950,000 - \$2,145,000  
Median House Price  
Year ending June 2025: \$3,475,000

## Comparable Properties



189 Coppin St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$2,155,000  
Method: Auction Sale  
Date: 07/06/2025  
Property Type: House (Res)  
Land Size: 250 sqm approx



445 George St FITZROY 3065 (REI)

Agent Comments

2 2 -

Price: \$1,890,000  
Method: Auction Sale  
Date: 07/06/2025  
Property Type: House (Res)



72 Highett St RICHMOND 3121 (REI)

Agent Comments

2 2 2

Price: \$2,045,000  
Method: Auction Sale  
Date: 31/05/2025  
Property Type: House (Res)  
Land Size: 410 sqm approx