

## 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

407/105 BATMAN STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$430,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 1815/105 BATMAN STREET WEST MELBOURNE VIC 3003  | \$438,000 | 23-May-24 |
| 708A/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003 | \$430,000 | 07-Mar-24 |
| 1001/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003 | \$437,000 | 16-Mar-24 |

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 6 months.

This Statement of Information was prepared on: 08 July 2024



**1815/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

Sold Price

<sup>RS</sup>

**\$438,000**

Sold Date

**23-May-24**

 1  1  1

Distance

**0km**



**708A/58 JEFFCOTT STREET WEST  
MELBOURNE VIC 3003**

Sold Price

**\$430,000**

Sold Date

**07-Mar-24**

 1  1  1

Distance

**0.16km**



**1001/58 JEFFCOTT STREET WEST  
MELBOURNE VIC 3003**

Sold Price

**\$437,000**

Sold Date

**16-Mar-24**

 1  1  1

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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