

## 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

912/23 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

or range  
between

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

1704/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$788,000	15-Jun-24
402/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$722,000	24-Feb-24
415/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$730,000	21-Aug-23

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: 21 February 2025



**1704/23 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 2 1

Sold Price **\$788,000** Sold Date **15-Jun-24**

Distance **0km**

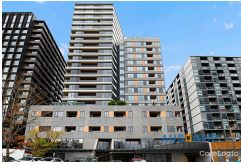


**402/23 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 2 1

Sold Price **\$722,000** Sold Date **24-Feb-24**

Distance **0km**



**415/23 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 2 1

Sold Price **\$730,000** Sold Date **21-Aug-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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