

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 1112/105 Batman Street, West Melbourne, VIC 3003

Indicative selling price

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

Price Range \$640,000 & \$658,000

Median sale price

Median price \$560,000 Property Type Apartment Suburb West Melbourne (3003)
Period - From 01/09/2024 to 31/08/2025 Source REA

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
G2/85 LEVESON STREET, NORTH MELBOURNE VIC 3051	\$650,000	04/08/2025
L9 912/23 BATMAN STREET, WEST MELBOURNE VIC 3003	\$656,000	12/08/2025
203/130 ERROL STREET, NORTH MELBOURNE VIC 3051	\$650,000	04/04/2025

This Statement of Information was prepared on: 25/09/2025