

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

112/53 BATMAN STREET WEST MELBOURNE VIC 3003

Indicative selling price

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

Single Price

or range
between

\$255,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

303/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$275,500	27-Jan-25
1206/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$270,000	08-Jan-25
1112/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$260,000	18-Nov-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: 27 October 2025



**303/53 BATMAN STREET WEST
MELBOURNE VIC 3003**

1 1 -

Sold Price **\$275,500** Sold Date **27-Jan-25**

Distance **0km**



**1206/53 BATMAN STREET WEST
MELBOURNE VIC 3003**

1 1 -

Sold Price **\$270,000** Sold Date **08-Jan-25**

Distance **0km**



**1112/58 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

1 1 -

Sold Price **\$260,000** Sold Date **18-Nov-24**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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