

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

1203/53 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

West Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

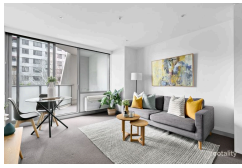
Date of sale

206/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$274,000	28-Nov-24
303/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$275,500	27-Jan-25
503/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$270,000	03-Oct-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: 13 August 2025



**206/53 BATMAN STREET WEST
MELBOURNE VIC 3003**

1 1 -

Sold Price

\$274,000

Sold Date **28-Nov-24**

Distance

0km



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

1 1 -

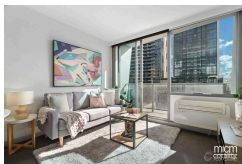
Sold Price

\$275,500

Sold Date **27-Jan-25**

Distance

0km



**503/53 BATMAN STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$270,000

Sold Date **03-Oct-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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