

## 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

1403/105 BATMAN STREET WEST MELBOURNE VIC 3003

### Indicative selling price

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

Single Price

or range  
between

\$610,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$486,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 513/105 BATMAN STREET WEST MELBOURNE VIC 3003 | \$612,000 | 28-Jan-25 |
| 713/105 BATMAN STREET WEST MELBOURNE VIC 3003 | \$637,000 | 05-Dec-24 |
| 2903/301 KING STREET MELBOURNE VIC 3000       | \$638,000 | 07-Jan-25 |

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: 04 April 2025



**513/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 2 1

Sold Price **\$612,000** Sold Date **28-Jan-25**

Distance **0km**



**713/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 2 1

Sold Price **\$637,000** Sold Date **05-Dec-24**

Distance **0km**



**2903/301 KING STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$638,000** Sold Date **07-Jan-25**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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