

# 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 2106/105 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)

Price Range

\$580,000

&

\$608,000

### Median sale price

Median price

\$570,000

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

01/06/2024

to

31/05/2025

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
504/5 WOMINJEKA WALK, WEST MELBOURNE VIC 3003	\$601,500	23/04/2025
1812/105 BATMAN STREET, WEST MELBOURNE VIC 3003	\$608,000	25/03/2025
904/231 HARBOUR ESPLANADE, DOCKLANDS VIC 3008	\$595,000	31/03/2025

This Statement of Information was prepared on: 10/06/2025