

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

407/41 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 May 2024

to

30 Apr 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

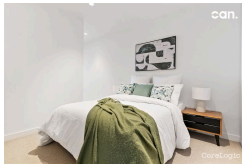
Date of sale

1308/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$420,000	13-Dec-24
2111/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$437,000	07-Feb-25
407/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$435,000	30-Apr-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: 13 May 2025

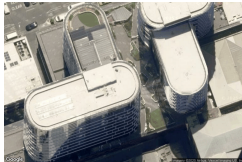


1308/65 DUDLEY STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **\$420,000** Sold Date **13-Dec-24**

Distance **0.14km**



2111/105 BATMAN STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **\$437,000** Sold Date **07-Feb-25**

Distance **0.19km**



407/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **30-Apr-25**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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