

## 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

411/41 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

\$410,000

&

\$440,000

### 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

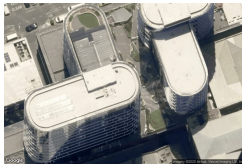
Date of sale

385-399 SPENCER STREET WEST MELBOURNE VIC 3003	\$430,000	18-Feb-25
2113/618 LONSDALE STREET MELBOURNE VIC 3000	\$440,000	10-Mar-25
908/228 A'BECKETT STREET MELBOURNE VIC 3000	\$460,000	15-Feb-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: 20 May 2025



**385-399 SPENCER STREET WEST  
MELBOURNE VIC 3003**

 2  1  -

Sold Price

**\$430,000**

Sold Date

**18-Feb-25**

Distance

**0.19km**



**2113/618 LONSDALE STREET  
MELBOURNE VIC 3000**

 2  1  -

Sold Price

**\$440,000**

Sold Date

**10-Mar-25**

Distance

**0.4km**



**908/228 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  1  -

Sold Price

**\$460,000**

Sold Date

**15-Feb-25**

Distance

**0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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