

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

503/41 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

\$380,000

&

\$418,000

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

1213/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$455,000	14-Apr-25
1312/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$445,000	26-Dec-24
2013/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$450,000	21-Nov-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: 08 May 2025



**1213/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price

^{RS}

\$455,000

Sold Date

14-Apr-25

Distance

0.14km



**1312/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price

\$445,000

Sold Date

26-Dec-24

Distance

0.14km



**2013/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price

\$450,000

Sold Date

21-Nov-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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