

## 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

608/23 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

\$329,000

&

\$361,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$486,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2024

to

28 Feb 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

322/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$370,000	28-Oct-24
507/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$335,000	03-May-24
809/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$330,000	19-Mar-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: 10 March 2025



**322/23 BATMAN STREET WEST  
MELBOURNE VIC 3003**

1 1 -

Sold Price

**\$370,000**

Sold Date

**28-Oct-24**

Distance

**0km**



**507/23 BATMAN STREET WEST  
MELBOURNE VIC 3003**

1 1 -

Sold Price

**\$335,000**

Sold Date

**03-May-24**

Distance

**0km**



**809/23 BATMAN STREET WEST  
MELBOURNE VIC 3003**

1 1 -

Sold Price

**\$330,000**

Sold Date

**19-Mar-24**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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