

Statement of Information
**Single Residential Property
Located in the Melbourne
Metropolitan Area.**

M I C M

Section 47AF of the Estate Agents Act 1980

Property Offered for Sale

Address
Including Suburb
and postcode

711 / 41 Batman Street WEST MELBOURNE VIC 3003

Indicative Selling Price

For the meaning of this price, see consumer.vic.gov.au/underquoting

Single Price

or Range Between

\$430,000 - \$470,000

Median Sale Price

Median Price

\$567,500

Property Type

Unit/Apartment

Suburb

WEST
MELBOURNE

Period - From

01-04-2026

to

30-06-2026

Source

REIV

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

Address of Comparable Property	Sold Price	Date of Sale
1209/270 King St MELBOURNE 3000	\$450,000	30-07-2026
807/41 Batman St WEST MELBOURNE 3003	\$470,000	06-05-2026
913/65 Dudley St WEST MELBOURNE 3003	\$450,000	30-03-2026

This Statement of Information was prepared on:

8th September 2026