

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

905/41 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

\$445,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Feb 2024

to

31 Jan 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

1312/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$445,000	26-Dec-24
302/162-174 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$480,000	19-Sep-24
316/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$481,000	23-Sep-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: 28 February 2025



1312/65 DUDLEY STREET WEST MELBOURNE VIC 3003

Sold Price

^{RS}

\$445,000

Sold Date

26-Dec-24

2

1

1

Distance

0.14km



302/162-174 ROSSLYN STREET WEST MELBOURNE VIC 3003

Sold Price

\$480,000

Sold Date

19-Sep-24

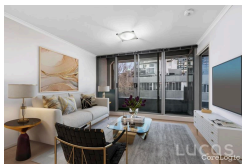
2

1

1

Distance

0.33km



316/118 DUDLEY STREET WEST MELBOURNE VIC 3003

Sold Price

\$481,000

Sold Date

23-Sep-24

2

1

1

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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