

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

912/23 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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2024

to

31 May 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

402/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$722,000	24-Feb-24
1704/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$788,000	15-Jun-24
1212/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$658,000	25-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: 13 June 2025



**402/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price **\$722,000** Sold Date **24-Feb-24**

2 2 1

Distance **0km**



**1704/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price **\$788,000** Sold Date **15-Jun-24**

2 2 1

Distance **0km**



**1212/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price **\$658,000** Sold Date **25-Nov-24**

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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