

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

608/41 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

\$430,000

&

\$460,000

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

1205/270 KING STREET MELBOURNE VIC 3000	\$425,000	20-May-25
1308/33 ROSE LANE MELBOURNE VIC 3000	\$449,000	28-Mar-25
1905/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$430,000	09-Jun-25

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: 11 June 2025



1205/270 KING STREET MELBOURNE VIC 3000

2 1 1

Sold Price

^{RS}

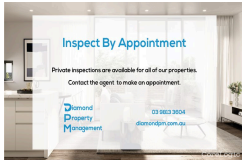
\$425,000

Sold Date

20-May-25

Distance

0.4km



1308/33 ROSE LANE MELBOURNE VIC 3000

2 1 1

Sold Price

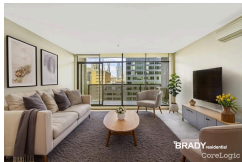
\$449,000

Sold Date

28-Mar-25

Distance

0.51km



1905/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price

^{RS}

\$430,000

Sold Date

09-Jun-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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