

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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

407/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$390,000	28-May-25
503/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$380,000	15-May-25
905/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$438,000	27-May-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: 10 August 2025



**407/41 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  1  -

Sold Price **\$390,000** Sold Date **28-May-25**

Distance **0km**



**503/41 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price **\$380,000** Sold Date **15-May-25**

Distance **0km**



**905/41 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price **\$438,000** Sold Date **27-May-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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