

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

411/41 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 May 2024

to

30 Apr 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

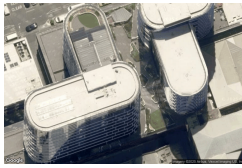
Date of sale

385-399 SPENCER STREET WEST MELBOURNE VIC 3003	\$430,000	18-Feb-25
2113/618 LONSDALE STREET MELBOURNE VIC 3000	\$440,000	10-Mar-25
908/228 A'BECKETT STREET MELBOURNE VIC 3000	\$460,000	15-Feb-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: 20 May 2025



**385-399 SPENCER STREET WEST
MELBOURNE VIC 3003**

 2  1  -

Sold Price

\$430,000

Sold Date

18-Feb-25

Distance

0.19km



**2113/618 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$440,000

Sold Date

10-Mar-25

Distance

0.4km



**908/228 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$460,000

Sold Date

15-Feb-25

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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