

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

1313/23 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,500

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

1806/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$1,045,000	10-May-23

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: 03 June 2025

Team 477

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**1806/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$1,045,000

Sold Date

10-May-23

 3

 2

 2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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