

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

1003/ 33 Batman Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Indication price range

\$420,000 to \$445,000

Median sale price

Median price

\$486,500

Property type

Unit

Suburb

West Melbourne 3003

Period - From

07/5/2024

to

07/05/2025

Source

Propertydata.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	1112/ 65 Dudley Street, West Melbourne Vic 3003	\$450,000	27/04/2025
2	505/ 150 Dudley Street, West Melbourne Vic 3003	\$485,000	14/03/2025
3	107/ 112 Adderley Street, West Melbourne Vic 3003	\$490,000	11/01/2025

This Statement of Information was prepared on:

22nd June 2025
