

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 1209/33-41 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)

Indicative Price Range between

\$428,000

&

\$440,000

Median sale price

Median price

\$486.500

Property type

Unit

Suburb

West Melbourne

Period - From

1/8/2024

to

1/8/2025

Source

Propertydata.com.au

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 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
1 110/130 Dudley Street, West Melbourne VIC 3003	\$469,000	17/06/2025
2 905/41 Batman Street, West Melbourne VIC 3003	\$438,000	27/05/2025
3 1112/65 Dudley Street, West Melbourne VIC 3003	\$450,000	09/04/2025

This Statement of Information was prepared on: 11/08/2025