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	$395,000 to $434,500

Median sale price

Median price	$488,000	Property type	*Unit*	Suburb	West Melbourne 3003
Period - From	05/05/24	to	05/05/25	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 1205/ 270 King Street, Melbourne Vic 3000	$425,000	20/05/2025
2 4903/38 Rose Lane, Melbourne Vic 3000	$430,000	03/03/2025
3 905/ 41 Batman Street, West Melbourne Vic 3003	$445,000	27/06/2025

This Statement of Information was prepared on: 5th August 2025