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	407/41 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	$360,000	&	$395,000

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.

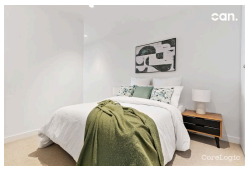
Address of comparable property	Price	Date of sale
1308/65 DUDLEY STREET WEST MELBOURNE VIC 3003	$420,000	13-Dec-24
2111/105 BATMAN STREET WEST MELBOURNE VIC 3003	$437,000	07-Feb-25
407/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	$435,000	30-Apr-25

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: 13 May 2025

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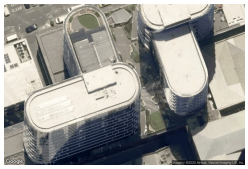


1308/65 DUDLEY STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$420,000** Sold Date **13-Dec-24**

Distance **0.14km**



2111/105 BATMAN STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$437,000** Sold Date **07-Feb-25**

Distance **0.19km**



407/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price RS **$435,000** UN Sold Date **30-Apr-25**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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