

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

1511/105 Batman Street, West Melbourne Vic 3003

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

West Melbourne

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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.

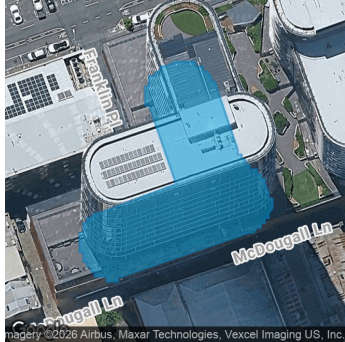
	Address of comparable property	Price	Date of sale
1	2605/105 Batman St WEST MELBOURNE 3003	\$450,000	22/04/2026
2	2402/105 Batman St WEST MELBOURNE 3003	\$455,000	16/04/2026
3	408/393 Spencer St WEST MELBOURNE 3003	\$408,000	11/04/2026

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 six months.~~

This Statement of Information was prepared on:

15/06/2026 13:29

**Property Type:** Apartment**Agent Comments**

Floor-to-ceiling windows compliment the generously proportioned open living/dining area, featuring striking timber floorboards throughout and adjoining balcony overlooking Melbourne's luminous cityscape.

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

Year ending March 2026: \$570,000

Comparable Properties

**2605/105 Batman St WEST MELBOURNE 3003 (REI/VG)****Price:** \$450,000**Method:** Private Sale**Date:** 22/04/2026**Property Type:** Apartment**Agent Comments**

Same building, higher floor, superior aspect, has a car park and storage cage

**2402/105 Batman St WEST MELBOURNE 3003 (REI)****Price:** \$455,000**Method:** Private Sale**Date:** 16/04/2026**Property Type:** Apartment**Agent Comments**

Same building, higher floor, superior aspect, has a car park and storage cage

**408/393 Spencer St WEST MELBOURNE 3003 (REI/VG)****Price:** \$408,000**Method:** Private Sale**Date:** 11/04/2026**Property Type:** Apartment**Agent Comments**

Same development and building facilities, lower floor, has a carpark