

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

408/33-43 Batman Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$567,500 Property Type Unit Suburb West Melbourne

Period - From 01/04/2026 to 30/06/2026 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	102/60 Kavanagh St SOUTHBANK 3006	\$418,000	16/07/2026
2	402/87 Franklin St MELBOURNE 3000	\$479,000	13/07/2026
3	604/130 Dudley St WEST MELBOURNE 3003	\$478,000	06/07/2026

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:

21/07/2026 15:22



Property Type: Apartment

Agent Comments

2 Bedroom, 1 bathroom apartment with a car space.

Indicative Selling Price

\$430,000 - \$450,000

Median Unit Price

June quarter 2026: \$567,500

Comparable Properties



102/60 Kavanagh St SOUTHBANK 3006 (REI)



Price: \$418,000

Method: Private Sale

Date: 16/07/2026

Property Type: Apartment

Agent Comments

Similar 2 bedroom apartment. No car space.



402/87 Franklin St MELBOURNE 3000 (REI)



Price: \$479,000

Method: Private Sale

Date: 13/07/2026

Property Type: Apartment

Agent Comments

Similar 2 bedroom apartment. No car space.



604/130 Dudley St WEST MELBOURNE 3003 (REI)



Price: \$478,000

Method: Private Sale

Date: 06/07/2026

Property Type: Apartment

Agent Comments

Similar 2 bedroom apartment.