

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

6/55 Batman Street, West Melbourne Vic 3003

Indicative selling price

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

Range between

\$870,000

&

\$920,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

West Melbourne

Period - From

01/01/2026

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	12/55-67 Batman St WEST MELBOURNE 3003	\$880,000	01/06/2026
2			
3			

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:

26/06/2026 14:52

6/55 Batman Street, West Melbourne Vic 3003



2 1 2

Rooms: 4
Property Type: Flat
Agent Comments

Indicative Selling Price
\$870,000 - \$920,000
Median Unit Price
March quarter 2026: \$640,000

Comparable Properties



12/55-67 Batman St WEST MELBOURNE 3003 (REI)

2 1 1

Price: \$880,000
Method: Private Sale
Date: 01/06/2026
Property Type: Apartment

Agent Comments

Recent sale in the same building however is no.6 is a larger floorplan, ground floor and has an extra carpark. Higher price guide reflection of this.

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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