

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

910/23 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

908/408 SPENCER STREET WEST MELBOURNE VIC 3003	\$390,000	23-Mar-26
205/33 BATMAN STREET WEST MELBOURNE VIC 3003	\$412,000	26-Mar-26
408/393 SPENCER STREET WEST MELBOURNE VIC 3003	\$408,000	11-Apr-26

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: 07 July 2026

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**908/408 SPENCER STREET WEST
MELBOURNE VIC 3003**

1 1 -

Sold Price

\$390,000

Sold Date

23-Mar-26

Distance

0.15km



**205/33 BATMAN STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

^{RS} **\$412,000**

Sold Date

26-Mar-26

Distance

0km



**408/393 SPENCER STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$408,000

Sold Date

11-Apr-26

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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