# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	1213/23 Batman Street, West Melbourne Vic 3003
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$900,000 &	\$960,000	
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### Median sale price

Median price	\$572,500	Pro	perty Type	Jnit		Suburb	West Melbourne
Period - From	01/07/2025	to	30/09/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	303/3 Aquitania Way DOCKLANDS 3008	\$950,000	06/10/2025
2	181/480 La Trobe St WEST MELBOURNE 3003	\$960,000	20/09/2025
3	232/538 Little Lonsdale St MELBOURNE 3000	\$960,000	16/09/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2025 09:47









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$900,000 - \$960,000 Median Unit Price September quarter 2025: \$572,500

# Comparable Properties

303/3 Aquitania Way DOCKLANDS 3008 (REI/VG)

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**3** 

**Agent Comments** 

Price: \$950,000 Method: Private Sale Date: 06/10/2025

Property Type: Apartment

181/480 La Trobe St WEST MELBOURNE 3003 (REI)

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**Agent Comments** 

**Agent Comments** 



Price: \$960,000 Method: Private Sale Date: 20/09/2025

Property Type: Apartment

232/538 Little Lonsdale St MELBOURNE 3000 (REI/VG)

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**Price:** \$960,000 **Method:** Private Sale **Date:** 16/09/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9803 0400





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