

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

1213/23 Batman Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$900,000 & \$960,000

Median sale price

Median price \$572,500 Property Type Unit Suburb West Melbourne

Period - From 01/07/2025 to 30/09/2025 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	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 comparable properties 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



 3  2  2

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)

Agent Comments

 3  2  1

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



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

Agent Comments

 3  2  1

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



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

Agent Comments

 3  2  1

Price: \$960,000
Method: Private Sale
Date: 16/09/2025
Property Type: Apartment