

# 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 810/ 53 Batman Street, West Melbourne VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Indication price range \$270,000 to \$285,000

### Median sale price

Median price \$500,000 Property type Unit Suburb West Melbourne

Period - From 18/11/2024 to 18/11/2025 Source Propertydata.com.au

### Comparable property sales

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 1208/ 53 Batman Street, West Melbourne Vic 3003	\$271,500	23/09/2025
1 3104/ 618 Lonsdale Street, Melbourne Vic 3000	\$290,000	12/11/2025
1 7/ 24 Little Bourke Street, Melbourne Vic 3000	\$275,000	05/11/2025

This Statement of Information was prepared on: 18<sup>th</sup> November 2025