

## 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 2605/105 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)

Price Range

\$440,000

&

\$458,000

### Median sale price

Median price

\$350,000

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

01/02/2025

to

31/01/2025

Source

REA

### Comparable property sales

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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
302/58 JEFFCOTT STREET, WEST MELBOURNE VIC 3003	\$453,000	10/12/2025
312/58 JEFFCOTT STREET, WEST MELBOURNE VIC 3003	\$450,000	06/11/2025
312A/58 JEFFCOTT STREET, WEST MELBOURNE VIC 3003	\$450,000	06/11/2025

This Statement of Information was prepared on: 03/02/2026