

# 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

7/53 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)

Range between

\$250,000

&

\$270,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

West Melbourne

Period - From

01/01/2025

to

31/12/2025

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	212/53 Batman St WEST MELBOURNE 3003	\$265,000	04/12/2025
2	2804/288 Spencer St MELBOURNE 3000	\$250,000	18/10/2025
3	1208/53 Batman St WEST MELBOURNE 3003	\$271,500	23/09/2025

**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:

10/03/2026 12:55



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**Property Type:**

Agent Comments

Moments from Flagstaff Gardens on the very edge of Melbourne's CBD, this ground-floor Flagstaff Place apartment is ideal for city professionals, savvy investors and out-of-towners alike with its quality features, flawless presentation and secure surrounds.

**Indicative Selling Price**

\$250,000 - \$270,000

**Median Unit Price**

Year ending December 2025: \$500,000

## Comparable Properties

**212/53 Batman St WEST MELBOURNE 3003 (REI/VG)**

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**Price:** \$265,000**Method:** Private Sale**Date:** 04/12/2025**Property Type:** Apartment

## Agent Comments

Very comparable property in the same building.

**2804/288 Spencer St MELBOURNE 3000 (REI/VG)**

 1  
  1  
  -

**Price:** \$250,000**Method:** Private Sale**Date:** 18/10/2025**Property Type:** House

## Agent Comments

Slightly newer complex however inferior size internally.

**1208/53 Batman St WEST MELBOURNE 3003 (REI/VG)**

 1  
  1  
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**Price:** \$271,500**Method:** Private Sale**Date:** 23/09/2025**Property Type:** Apartment

## Agent Comments

Very comparable property in the same building.

Account - Lucas Mills Real Estate



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