

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

903/23 BATMAN STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

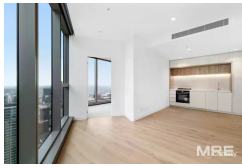
Date of sale

| | | |
|---|-----------|-----------|
| 6708/648 LONSDALE STREET MELBOURNE VIC 3000 | \$720,000 | 16-Oct-25 |
| 2108/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008 | \$700,000 | 22-Dec-25 |
| 105/388 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051 | \$660,000 | 13-Dec-25 |

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 6 months.~~

This Statement of Information was prepared on: 28 January 2026



**6708/648 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$720,000** Sold Date **16-Oct-25**

Distance **0.39km**

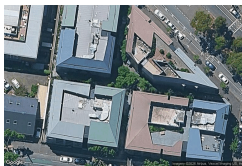


**2108/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price ^{RS} **\$700,000** Sold Date **22-Dec-25**

Distance **0.92km**



**105/388 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **\$660,000** Sold Date **13-Dec-25**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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