

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

21 BATMAN STREET BURNSIDE HEIGHTS VIC 3023

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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Burnside Heights

Period-from

01 May 2025

to

30 Apr 2026

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

8 JESTER COURT KINGS PARK VIC 3021	\$750,000	13-Jan-25
57 BATMAN STREET BURNSIDE HEIGHTS VIC 3023	\$750,000	30-Jun-25
45 PARKES WAY BURNSIDE HEIGHTS VIC 3023	\$750,000	08-May-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: 27 May 2026



8 JESTER COURT KINGS PARK VIC 3021

Sold Price

\$750,000

Sold Date

13-Jan-25

5

3

2

Distance

0.19km



57 BATMAN STREET BURNSIDE HEIGHTS VIC 3023

Sold Price

Sold Date

30-Jun-25

3

2

1

Distance

0.26km



45 PARKES WAY BURNSIDE HEIGHTS VIC 3023

Sold Price

Sold Date

08-May-25

3

2

2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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