

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 1804/105 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

\$640,000

&

\$658,000

### Median sale price

Median price

\$530,000

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

01/06/2025

to

31/05/2026

Source

REA

### Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
602/393 SPENCER STREET, WEST MELBOURNE VIC 3003	\$642,000	01/03/2026
3412/639 LONSDALE STREET, MELBOURNE VIC 3000	\$640,000	31/03/2026
2217/220 SPENCER STREET, MELBOURNE VIC 3000	\$641,000	29/04/2026

This Statement of Information was prepared on: 11/05/2026