

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

1007/5 WOMINJEKA WALK 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2025

to

31 May 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

206/25 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$710,000	04-Mar-26
501/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$910,000	23-Apr-18

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.

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206/25 WOMINJEKA WALK WEST Sold Price \$710,000 Sold Date 04-Mar-26
MELBOURNE VIC 3003

2 2 - Distance 0km



501/5 WOMINJEKA WALK WEST Sold Price \$910,000 Sold Date 23-Apr-18
MELBOURNE VIC 3003

3 - - Distance 0km

RS = Recent sale UN = Undisclosed Sale

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