

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

203/10 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2025

to

31 Jul 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

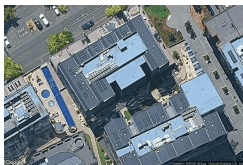
206/25 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$710,000	04-Mar-26
1008/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$770,000	22-Jul-26
402/408 SPENCER STREET WEST MELBOURNE VIC 3003	\$780,000	10-Mar-26

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: 25 August 2026

Steven Grimmer
P 0401 861 576
M 0401 861 576
E steven.grimmer@melcorp.com.au



206/25 WOMINJEKA WALK WEST Sold Price **\$710,000** Sold Date **04-Mar-26**
MELBOURNE VIC 3003
2 2 - Distance **0.05km**



1008/112 ADDERLEY STREET WEST Sold Price ^{RS}**\$770,000** Sold Date **22-Jul-26**
MELBOURNE VIC 3003
2 2 1 Distance **0.11km**



402/408 SPENCER STREET WEST Sold Price ^{RS}**\$780,000** Sold Date **10-Mar-26**
MELBOURNE VIC 3003
2 2 1 Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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