

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

501/5 Wominjeka Walk, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$580,000 Property Type Unit Suburb West Melbourne

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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
1	106/10 Wominjeka Wlk WEST MELBOURNE 3003	\$850,000	12/02/2026
2	902/5 Wominjeka Wlk WEST MELBOURNE 3003	\$1,057,500	21/01/2026
3	2 Laurens St WEST MELBOURNE 3003	\$1,020,000	06/12/2025

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 six months.~~

This Statement of Information was prepared on: 19/03/2026 21:40

Simon Mason

(03) 8378 0507

0439 617 844

simonmason@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

December quarter 2025: \$580,000

 2
  2
  2
Property Type: Strata Unit/Flat**Agent Comments**

Generous 2 bedroom, 2 bath apartment with expansive terrace and city skyline views.



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Comparable Properties

**106/10 Wominjeka Wlk WEST MELBOURNE 3003 (REI)**
 2
  2
  1
Agent Comments

Inferior size and no terrace or view

Price: \$850,000**Method:** Private Sale**Date:** 12/02/2026**Property Type:** Apartment**902/5 Wominjeka Wlk WEST MELBOURNE 3003 (REI/VG)**
 3
  2
  2
Agent Comments

Extra bedroom

Price: \$1,057,500**Method:** Private Sale**Date:** 21/01/2026**Property Type:** Apartment**2 Laurens St WEST MELBOURNE 3003 (REI/VG)**
 2
  1
  2
Agent Comments

Inferior location, one less bathroom in boutique complex.

Price: \$1,020,000**Method:** Auction Sale**Date:** 06/12/2025**Property Type:** Apartment**Land Size:** 1045 sqm approx

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555