

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

707/112 ADDERLEY STREET 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

407/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$445,000	16-May-25
101/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$446,000	24-Nov-25
204/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$480,000	07-Aug-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: 26 April 2026



Ally Mooney

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**407/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$445,000

Sold Date

16-May-25

Distance

0km



**101/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$446,000

Sold Date

24-Nov-25

Distance

0km



**204/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$480,000

Sold Date

07-Aug-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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