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	508/5 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	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
2-24 WOMINJEKA WALK WEST MELBOURNE VIC 3003	$615,000	16-Apr-25
204/45 DUDLEY STREET WEST MELBOURNE VIC 3003	$605,000	22-Jan-25
26C/89 RODEN STREET WEST MELBOURNE VIC 3003	$605,000	28-Mar-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: 21 July 2025

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2-24 WOMINJEKA WALK WEST MELBOURNE VIC 3003

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Sold Price **$615,000** Sold Date **16-Apr-25**

Distance **0km**

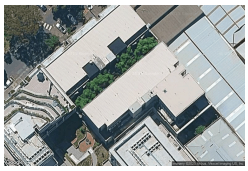


204/45 DUDLEY STREET WEST MELBOURNE VIC 3003

1 - -

Sold Price **$605,000** Sold Date **22-Jan-25**

Distance **0.23km**



26C/89 RODEN STREET WEST MELBOURNE VIC 3003

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Sold Price Sold Date **28-Mar-25**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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