

## 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

308/25 WOMINJEKA WALK WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,387,500

Property type

Other

Suburb

West Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

101-113 BATMAN STREET WEST MELBOURNE VIC 3003	\$640,000	07-Jun-23
409/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$700,000	08-Mar-23
607/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$796,000	06-May-23

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: 28 August 2023



**101-113 BATMAN STREET WEST  
MELBOURNE VIC 3003**

 2  1  1

Sold Price

**\$640,000**

Sold Date

**07-Jun-23**

Distance

**0.2km**



**409/112 ADDERLEY STREET WEST  
MELBOURNE VIC 3003**

 2  2  1

Sold Price

**\$700,000**

Sold Date

**08-Mar-23**

Distance

**0.07km**



**607/5 WOMINJEKA WALK WEST  
MELBOURNE VIC 3003**

 2  1  1

Sold Price

**\$796,000**

Sold Date

**06-May-23**

Distance

**0.02km**

RS = Recent sale

UN = Undisclosed Sale

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