

# 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

606/25 Wominjeka Walk, West Melbourne Vic 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$649,500

### Median sale price

Median price

\$521,000

Property Type

Unit

Suburb

West Melbourne

Period - From

01/01/2023

to

31/12/2023

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	1809/33 Blackwood St NORTH MELBOURNE 3051	\$660,000	04/03/2024
2	29/33 Jeffcott St WEST MELBOURNE 3003	\$642,000	06/02/2024
3	6/30 Chetwynd St WEST MELBOURNE 3003	\$640,000	16/12/2023

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:

14/03/2024 16:21

606/25 Wominjeka Walk, West Melbourne Vic 3003



2 1 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$649,500  
Median Unit Price  
Year ending December 2023: \$521,000

## Comparable Properties



1809/33 Blackwood St NORTH MELBOURNE 3051 (REI) Agent Comments

2 1 1

Price: \$660,000  
Method: Private Sale  
Date: 04/03/2024  
Property Type: Apartment



29/33 Jeffcott St WEST MELBOURNE 3003 (REI) Agent Comments

2 1 1

Price: \$642,000  
Method: Private Sale  
Date: 06/02/2024  
Property Type: Apartment



6/30 Chetwynd St WEST MELBOURNE 3003 (REI/VG) Agent Comments

2 1 1

Price: \$640,000  
Method: Auction Sale  
Date: 16/12/2023  
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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