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

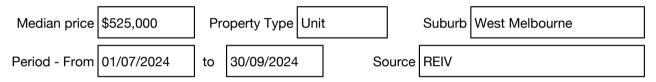
803/10 Wominjeka Walk, West Melbourne Vic 3003

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$679,000

Median sale price



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.

Add	lress of comparable property	Price	Date of sale
1	403/162 Rosslyn St WEST MELBOURNE 3003	\$700,000	15/11/2024
2	518/121 Rosslyn St WEST MELBOURNE 3003	\$710,000	12/08/2024
3	803/10 Wominjeka Wlk WEST MELBOURNE 3003	\$750,000	17/06/2018

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:

11/01/2025 20:38









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$679,000 Median Unit Price September quarter 2024: \$525,000

Comparable Properties



403/162 Rosslyn St WEST MELBOURNE 3003 (REI)



Price: \$700,000 Method: Private Sale Date: 15/11/2024 Property Type: Apartment

518/121 Rosslyn St WEST MELBOURNE 3003 (REI)

Price: \$710,000 Method: Private Sale Date: 12/08/2024 Property Type: Apartment Land Size: 109 sqm approx

803/10 Wominjeka WIk WEST MELBOURNE 3003 (VG) Agent (

 Agent Comments

Agent Comments

Agent Comments

Price: \$750,000 Method: Sale Date: 17/06/2018 Property Type: Strata Unit/Flat

Account - SASH MELBOURNE | P: 0431 619 009



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