

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

1008/5 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2024

to

31 May 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

3403/288 SPENCER STREET MELBOURNE VIC 3000	\$560,000	19-May-25
2908/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$575,000	22-Feb-25
2/89 RODEN STREET WEST MELBOURNE VIC 3003	\$605,000	26-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: 23 June 2025



**3403/288 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$560,000** Sold Date **19-May-25**

Distance **0.5km**

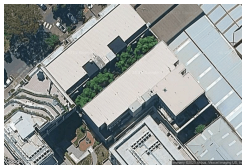


**2908/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

2 1 1

Sold Price **\$575,000** Sold Date **22-Feb-25**

Distance **0.61km**



**2/89 RODEN STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price ^{RS} **\$605,000** ^{UN} Sold Date **26-Mar-25**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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