

# 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

304/25 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)

Range between \$460,000 & \$480,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb West Melbourne

Period - From 01/04/2025 to 30/06/2025 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 | 204/5 Wominjeka Wlk WEST MELBOURNE 3003 | \$480,000 | 28/08/2025   |
| 2 | 4009/299 King St MELBOURNE 3000         | \$490,000 | 11/08/2025   |
| 3 | 804/241 Harbour Esp DOCKLANDS 3008      | \$475,000 | 21/07/2025   |

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:

29/09/2025 10:26



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$460,000 - \$480,000  
**Median Unit Price**  
June quarter 2025: \$530,000

## Comparable Properties



**204/5 Wominjeka Wlk WEST MELBOURNE 3003 (REI/VG)** **Agent Comments**

1 1 1

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 28/08/2025  
**Property Type:** Apartment



**4009/299 King St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

1 1 -

**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 11/08/2025  
**Property Type:** Apartment

**804/241 Harbour Esp DOCKLANDS 3008 (REI)**

**Agent Comments**

1 1 1

**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 21/07/2025  
**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951



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