

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

504/5 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2024

to

28 Feb 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

313/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$670,000	15-Mar-24
512/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$640,000	19-Apr-24

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: 11 March 2025



**313/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$670,000

Sold Date

15-Mar-24

Distance

0km



**512/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$640,000

Sold Date

19-Apr-24

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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