

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

507/5 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

505/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$860,000	09-Jan-25
607/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$796,000	06-May-23

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: 14 April 2025

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505/112 ADDERLEY STREET WEST Sold Price **\$860,000** Sold Date **09-Jan-25**
MELBOURNE VIC 3003

2 2 1 Distance **0km**



607/5 WOMINJEKA WALK WEST Sold Price **\$796,000** Sold Date **06-May-23**
MELBOURNE VIC 3003

2 1 1 Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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