

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

605/5 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

310/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$630,000	18-Apr-25
1103/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$647,000	16-Aug-24
2915/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$680,000	16-Apr-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: 17 July 2025



**310/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$630,000

Sold Date

18-Apr-25

Distance

0km



**1103/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

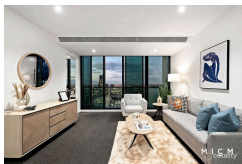
\$647,000

Sold Date

16-Aug-24

Distance

0.2km



**2915/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$680,000

Sold Date

16-Apr-25

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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