

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

704/25 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

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

707/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$710,000	10-Feb-26
408/25 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$945,800	11-Apr-26
106/10 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$738,000	29-Jan-26

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: 09 June 2026



707/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003

 2  2  1

Sold Price

\$710,000

Sold Date

10-Feb-26

Distance

0km



408/25 WOMINJEKA WALK WEST MELBOURNE VIC 3003

 3  2  2

Sold Price

\$945,800

Sold Date

11-Apr-26

Distance

0km



106/10 WOMINJEKA WALK WEST MELBOURNE VIC 3003

 2  2  1

Sold Price

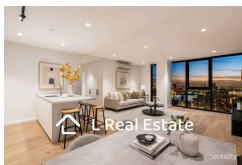
\$738,000

Sold Date

29-Jan-26

Distance

0km



3203/65 DUDLEY STREET WEST MELBOURNE VIC 3003

 2  2  1

Sold Price

\$670,000

Sold Date

24-Jan-26

Distance

0.19km



603/105 BATMAN STREET WEST MELBOURNE VIC 3003

 2  2  1

Sold Price

^{RS} **\$630,000**

Sold Date

01-May-26

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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