

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

\$690,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

106/10 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$738,000	29-Jan-26
3203/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$670,000	24-Jan-26
402/408 SPENCER STREET WEST MELBOURNE VIC 3003	\$780,000	10-Mar-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: 16 March 2026

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**106/10 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

Sold Price

\$738,000

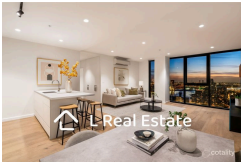
Sold Date

29-Jan-26

 2  2  1

Distance

0km



**3203/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$670,000

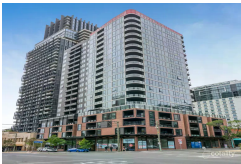
Sold Date

24-Jan-26

 2  2  1

Distance

0.19km



**402/408 SPENCER STREET WEST
MELBOURNE VIC 3003**

Sold Price

^{RS} **\$780,000**

Sold Date

10-Mar-26

 2  2  1

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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