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: 902/5 Wominjeka Walk, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,000,000 & $1,050,000

Median sale price

Median price $1,440,000 Property Type House Suburb West Melbourne

Period - From 01/10/2024 to 30/09/2025 Source REIV

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 six 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
1	4808/260 Spencer St MELBOURNE 3000	$1,042,500	15/09/2025
2	5711/260 Spencer St MELBOURNE 3000	$1,039,500	31/07/2025
3	702/5 Wominjeka Wlk WEST MELBOURNE 3003	$1,001,000	22/07/2025

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 six months.~~

This Statement of Information was prepared on: 18/12/2025 19:06

902/5 Wominjeka Walk, West Melbourne Vic 3003

JellisCraig

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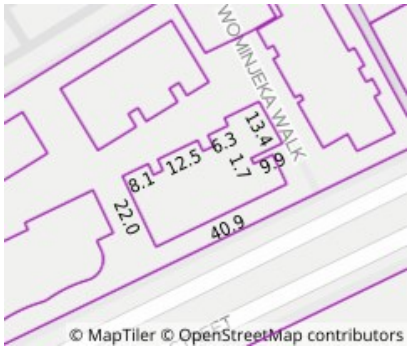

3 2 2

Property Type:
Flat/Unit/Apartment (Res)

Indicative Selling Price
$1,000,000 - $1,050,000
Median House Price
Year ending September 2025: $1,440,000

Agent Comments

Large Modern apartment with city views and great facilities

Comparable Properties

4808/260 Spencer St MELBOURNE 3000 (VG)

3 - -

Price: $1,042,500
Method: Sale
Date: 15/09/2025
Property Type: Strata Unit/Flat

Agent Comments

Comparable but main road

5711/260 Spencer St MELBOURNE 3000 (VG)

3 - -

Price: $1,039,500
Method: Sale
Date: 31/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable but main road



702/5 Wominjeka Wlk WEST MELBOURNE 3003 (REI)

3 2 2

Price: $1,001,000
Method: Private Sale
Date: 22/07/2025
Property Type: Apartment

Agent Comments

Comparable

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