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	501/5 Wominjeka Walk, West Melbourne Vic 3003

Indicative selling price

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

Single price $930,000

Median sale price

Median price $640,000 Property Type Unit Suburb West Melbourne

Period - From 01/01/2026 to 31/03/2026 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	106/10 Wominjeka Wlk WEST MELBOURNE 3003	$850,000	12/02/2026
2	1213/23 Batman St WEST MELBOURNE 3003	$940,000	02/12/2025
3	1313/23 Batman St WEST MELBOURNE 3003	$965,000	02/12/2025

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: 01/05/2026 14:49

501/5 Wominjeka Walk, West Melbourne Vic 3003

JellisCraig

Emma Hicks
8378 0500
0437112662
emmahicks@jelliscraig.com.au

Indicative Selling Price
$930,000
Median Unit Price
March quarter 2026: $640,000



2 2 2

Property Type: Apartment

Agent Comments

Two bedroom apartment with large terrace

Comparable Properties



106/10 Wominjeka Wlk WEST MELBOURNE 3003 (REI)

2 2 1

Price: $850,000
Method: Private Sale
Date: 12/02/2026
Property Type: Apartment

Agent Comments

comparable internal size, excludes terrace and view



1213/23 Batman St WEST MELBOURNE 3003 (REI/VG)

3 2 2

Price: $940,000
Method: Private Sale
Date: 02/12/2025
Property Type: Apartment

Agent Comments

one extra bedroom, excludes terrace and view



1313/23 Batman St WEST MELBOURNE 3003 (REI/VG)

3 2 2

Price: $965,000
Method: Private Sale
Date: 02/12/2025
Property Type: Apartment

Agent Comments

one extra bedroom, excludes terrace and view

REIV THE DIFFERENCE

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