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	211/25 Wominjeka Walk, West Melbourne Vic 3003

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $530,000 Property Type Unit Suburb West Melbourne

Period - From 01/04/2025 to 30/06/2025 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	1005/5 Wominjeka Wlk WEST MELBOURNE 3003	$735,000	05/06/2025
2	304/380 Queensberry St NORTH MELBOURNE 3051	$700,000	29/05/2025
3	507/5 Wominjeka Wlk WEST MELBOURNE 3003	$720,000	12/05/2025

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: 05/08/2025 14:02

211/25 Wominjeka Walk, West Melbourne Vic 3003



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
June quarter 2025: $530,000

Comparable Properties



1005/5 Wominjeka Wlk WEST MELBOURNE 3003 (REI/VG)

2 2 1

Price: $735,000
Method: Private Sale
Date: 05/06/2025
Property Type: Apartment

Agent Comments



304/380 Queensberry St NORTH MELBOURNE 3051 (REI/VG)

2 2 1

Price: $700,000
Method: Sold Before Auction
Date: 29/05/2025
Property Type: Apartment

Agent Comments



507/5 Wominjeka Wlk WEST MELBOURNE 3003 (REI/VG)

2 1 1

Price: $720,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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