

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

1003/23 MACKENZIE STREET MELBOURNE VIC 3000

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

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 2025

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

1202/23 MACKENZIE STREET MELBOURNE VIC 3000	\$360,000	03-Jul-25
2310/23 MACKENZIE STREET MELBOURNE VIC 3000	\$365,000	09-Jul-25
3601/36-40 LA TROBE STREET MELBOURNE VIC 3000	\$380,000	07-Jun-25

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: 29 September 2025



**1202/23 MACKENZIE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$360,000** Sold Date **03-Jul-25**

Distance **0km**

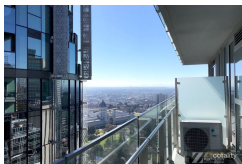


**2310/23 MACKENZIE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$365,000** Sold Date **09-Jul-25**

Distance **0km**



**3601/36-40 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$380,000** Sold Date **07-Jun-25**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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