

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

1011/33 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

3810/60 A'BECKETT STREET MELBOURNE VIC 3000	\$455,000	07-Aug-25
3806/80 A'BECKETT STREET MELBOURNE VIC 3000	\$450,000	02-May-25
1810/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$450,000	17-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: 07 October 2025

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3810/60 A'BECKETT STREET
MELBOURNE VIC 3000

2 1 -

Sold Price \$455,000 Sold Date 07-Aug-25

Distance 0.49km



3806/80 A'BECKETT STREET
MELBOURNE VIC 3000

2 1 -

Sold Price \$450,000 Sold Date 02-May-25

Distance 0.53km



1810/442-450 ELIZABETH STREET
MELBOURNE VIC 3000

2 1 -

Sold Price Sold Date 17-Jun-25

Distance 0.54km

RS = Recent sale UN = Undisclosed Sale

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