

## 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

1206/23 MACKENZIE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

308/68 LA TROBE STREET MELBOURNE VIC 3000	\$590,000	10-Jul-25
1905/68 LA TROBE STREET MELBOURNE VIC 3000	\$600,000	26-Jun-25
4608/318 RUSSELL STREET MELBOURNE VIC 3000	\$640,000	30-Jul-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 November 2025



**308/68 LA TROBE STREET  
MELBOURNE VIC 3000**

 2  
  1  
  1

Sold Price      **\$590,000**   Sold Date    **10-Jul-25**

Distance      **0.1km**



**1905/68 LA TROBE STREET  
MELBOURNE VIC 3000**

 2  
  1  
  1

Sold Price      **\$600,000**   Sold Date    **26-Jun-25**

Distance      **0.1km**



**4608/318 RUSSELL STREET  
MELBOURNE VIC 3000**

 2  
  1  
  -

Sold Price      **\$640,000**   Sold Date    **30-Jul-25**

Distance      **0.19km**



**45/33-47 LA TROBE STREET  
MELBOURNE VIC 3000**

 2  
  1  
  1

Sold Price      **\$665,000**   Sold Date    **08-Sep-25**

Distance      **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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