

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

2302/33 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 2026

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

3102/33 MACKENZIE STREET MELBOURNE VIC 3000	\$552,000	19-Feb-26
1602/33 MACKENZIE STREET MELBOURNE VIC 3000	\$488,000	14-Jun-25
1911/33 MACKENZIE STREET MELBOURNE VIC 3000	\$513,000	09-Mar-26

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: 25 August 2026

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**3102/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$552,000

Sold Date

19-Feb-26

Distance

0km

**1602/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$488,000

Sold Date

14-Jun-25

Distance

0km

**1911/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$513,000

Sold Date

09-Mar-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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