

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

2609/23 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 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

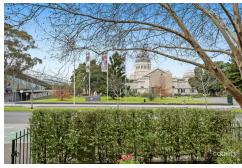
Date of sale

1/121 RATHDOWNE STREET CARLTON VIC 3053	\$780,000	13-Feb-26
2508/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$785,000	06-Feb-26
2302/27 TERRY STREET MELBOURNE VIC 3000	\$810,000	26-Feb-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: 10 June 2026



**1/121 RATHDOWNE STREET
CARLTON VIC 3053**

 2  1  1

Sold Price

\$780,000

Sold Date

13-Feb-26

Distance

0.41km



**2508/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$785,000

Sold Date

06-Feb-26

Distance

0.36km



**2302/27 THERRY STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$810,000

Sold Date

26-Feb-26

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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