

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

2905/33 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

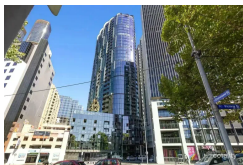
3314/23 MACKENZIE STREET MELBOURNE VIC 3000	\$500,000	04-Jul-25
1358/604-640 SWANSTON STREET CARLTON VIC 3053	\$490,000	10-Feb-25
1916/628 FLINDERS STREET DOCKLANDS VIC 3008	\$500,000	15-Jul-25

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: 01 August 2025

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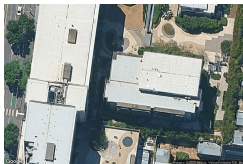


3314/23 MACKENZIE STREET
MELBOURNE VIC 3000

2 1 -

Sold Price ^{RS} \$500,000 Sold Date 04-Jul-25

Distance 0.04km



1358/604-640 SWANSTON STREET
CARLTON VIC 3053

2 1 -

Sold Price \$490,000 Sold Date 10-Feb-25

Distance 0.7km



1916/628 FLINDERS STREET
DOCKLANDS VIC 3008

2 1 -

Sold Price ^{RS} \$500,000 Sold Date 15-Jul-25

Distance 1.9km

RS = Recent sale UN = Undisclosed Sale

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