

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

1912/23 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

\$555,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

72/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$657,000	14-Oct-25
219/28 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$637,000	22-Aug-25
1002/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$640,000	21-Nov-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: 09 February 2026

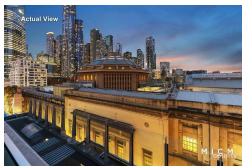

**72/33-47 LA TROBE STREET
MELBOURNE VIC 3000**
 2  1  1

 Sold Price **\$657,000** Sold Date **14-Oct-25**

 Distance **0.27km**

**219/28 LITTLE LONSDALE STREET
MELBOURNE VIC 3000**
 2  1  1

 Sold Price **\$637,000** Sold Date **22-Aug-25**

 Distance **0.27km**

**1002/22-24 JANE BELL LANE
MELBOURNE VIC 3000**
 2  1  1

 Sold Price **\$640,000** Sold Date **21-Nov-25**

 Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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