

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

3002/33 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

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

1804/33 MACKENZIE STREET MELBOURNE VIC 3000	\$520,000	26-Mar-25
704/33 MACKENZIE STREET MELBOURNE VIC 3000	\$520,000	29-Sep-24
703/33 MACKENZIE STREET MELBOURNE VIC 3000	\$528,200	17-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: 01 April 2026

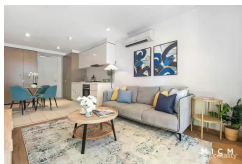

**1804/33 MACKENZIE STREET
MELBOURNE VIC 3000**
 2  2  1

 Sold Price **\$520,000** Sold Date **26-Mar-25**

 Distance **0km**

**704/33 MACKENZIE STREET
MELBOURNE VIC 3000**
 2  2  1

 Sold Price Sold Date **29-Sep-24**

 Distance **0km**

**703/33 MACKENZIE STREET
MELBOURNE VIC 3000**
 2  2  1

 Sold Price ^{RS} **\$528,200** Sold Date **17-Mar-26**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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