

## 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

3204/23 MACKENZIE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$413,250

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

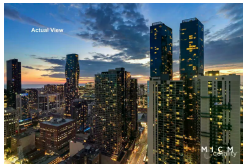
Date of sale

4011/560 LONSDALE STREET MELBOURNE VIC 3000	\$830,000	05-Feb-26
602/25 JOHNSTON STREET COLLINGWOOD VIC 3066	\$840,000	06-Mar-26
503/668 SWANSTON STREET CARLTON VIC 3053	\$817,000	13-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: 13 May 2026



**4011/560 LONSDALE STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$830,000** Sold Date **05-Feb-26**

Distance **1.23km**

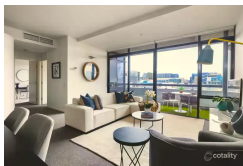


**602/25 JOHNSTON STREET  
COLLINGWOOD VIC 3066**

 2  2  1

Sold Price **\$840,000** Sold Date **06-Mar-26**

Distance **1.85km**



**503/668 SWANSTON STREET  
CARLTON VIC 3053**

 2  2  1

Sold Price **\$817,000** Sold Date **13-Feb-26**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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