

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

2904/23 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

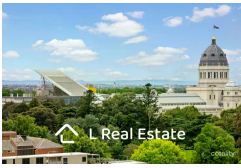
1206/23 MACKENZIE STREET MELBOURNE VIC 3000	\$580,000	15-Dec-25
2607/23 MACKENZIE STREET MELBOURNE VIC 3000	\$640,000	09-Mar-26
1602/68 LA TROBE STREET MELBOURNE VIC 3000	\$685,000	24-Jan-26

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 March 2026

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**1206/23 MACKENZIE STREET
 MELBOURNE VIC 3000**

2 2 1

Sold Price **\$580,000** Sold Date **15-Dec-25**

Distance **0km**



**2607/23 MACKENZIE STREET
 MELBOURNE VIC 3000**

2 2 -

Sold Price ^{RS} **\$640,000** Sold Date **09-Mar-26**

Distance **0km**



**1602/68 LA TROBE STREET
 MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$685,000** ^{UN} Sold Date **24-Jan-26**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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