

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

3/2-14 DRUMMOND STREET CARLTON VIC 3053	\$985,000	05-Aug-25
63 LA TROBE STREET MELBOURNE VIC 3000	\$850,000	06-Nov-25
1402/63 LA TROBE STREET MELBOURNE VIC 3000	\$850,000	06-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: 28 January 2026



3/2-14 DRUMMOND STREET CARLTON VIC 3053

 2  2  1

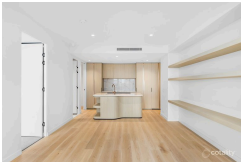
Sold Price

\$985,000

Sold Date **05-Aug-25**

Distance

0.1km



63 LA TROBE STREET MELBOURNE VIC 3000

 2  2  1

Sold Price

\$850,000

Sold Date **06-Nov-25**

Distance

0.2km



1402/63 LA TROBE STREET MELBOURNE VIC 3000

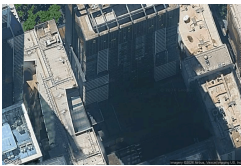
 2  2  1

Sold Price

Sold Date **06-Nov-25**

Distance

0.2km



4504/27 THERRY STREET MELBOURNE VIC 3000

 2  2  1

Sold Price

\$785,000

Sold Date **16-Nov-25**

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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