

## 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

2006/33 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

\$540,000

&

\$590,000

### 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

2607/23 MACKENZIE STREET MELBOURNE VIC 3000	\$640,000	02-Mar-26
5106/318 RUSSELL STREET MELBOURNE VIC 3000	\$592,000	28-Mar-26
1015/222 RUSSELL STREET MELBOURNE VIC 3000	\$615,000	02-Apr-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: 23 May 2026



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

2 2 -

Sold Price **\$640,000** Sold Date **02-Mar-26**

Distance **0.04km**



**5106/318 RUSSELL STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$592,000** Sold Date **28-Mar-26**

Distance **0.17km**



**1015/222 RUSSELL STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price <sup>RS</sup> **\$615,000** <sup>UN</sup> Sold Date **02-Apr-26**

Distance **0.4km**

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

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