

## 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

1912/23 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

\$540,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

72/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$657,000	14-Oct-25
219/28 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$637,000	22-Aug-25
1002/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$640,000	21-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: 09 February 2026


**72/33-47 LA TROBE STREET  
MELBOURNE VIC 3000**
 2   
  1   
  1

Sold Price

**\$657,000**

Sold Date

**14-Oct-25**

Distance

**0.27km**

**219/28 LITTLE LONSDALE STREET  
MELBOURNE VIC 3000**
 2   
  1   
  1

Sold Price

**\$637,000**

Sold Date

**22-Aug-25**

Distance

**0.27km**

**1002/22-24 JANE BELL LANE  
MELBOURNE VIC 3000**
 2   
  1   
  1

Sold Price

**\$640,000**

Sold Date

**21-Nov-25**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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