

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

9/61 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

\$550,000

&

\$600,000

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

4/392 RUSSELL STREET MELBOURNE VIC 3000	\$598,000	10-Oct-25
609/155 BOURKE STREET MELBOURNE VIC 3000	\$570,000	16-Sep-25
LEVEL 1-2/333-351 EXHIBITION STREET MELBOURNE VIC 3000	\$620,000	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



**4/392 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$598,000** Sold Date **10-Oct-25**

Distance **0.11km**

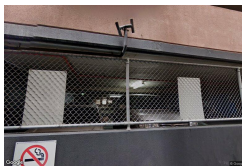


**609/155 BOURKE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$570,000** Sold Date **16-Sep-25**

Distance **0.56km**

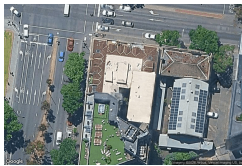


**LEVEL 1-2/333-351 EXHIBITION
STREET MELBOURNE VIC 3000**

1 1 1

Sold Price **\$620,000** Sold Date **24-Jan-26**

Distance **0.14km**



**LOT 19/394 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$598,000** Sold Date **10-Oct-25**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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