

## 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

2904/36-40 LA TROBE 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

\$435,000

&

\$475,000

### 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

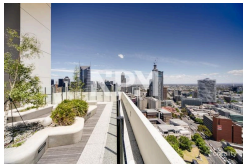
Date of sale

501/33 MACKENZIE STREET MELBOURNE VIC 3000	\$445,000	10-Nov-25
1011/33 MACKENZIE STREET MELBOURNE VIC 3000	\$425,000	11-Nov-25
1907/33 MACKENZIE STREET MELBOURNE VIC 3000	\$502,500	06-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: 23 February 2026



**501/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

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Sold Price **\$445,000** Sold Date **10-Nov-25**

Distance **0.07km**



**1011/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

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Sold Price **\$425,000** Sold Date **11-Nov-25**

Distance **0.07km**



**1907/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

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Sold Price **\$502,500** Sold Date **06-Jan-26**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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