

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

2009/23 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

\$600,000

&

\$660,000

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

3403/60 A'BECKETT STREET MELBOURNE VIC 3000	\$608,888	06-Oct-25
4608/60 A'BECKETT STREET MELBOURNE VIC 3000	\$655,000	23-Oct-25
606/25 TERRY STREET MELBOURNE VIC 3000	\$615,000	20-Oct-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: 23 February 2026

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**3403/60 A'BECKETT STREET
 MELBOURNE VIC 3000**

2 2 -

Sold Price **\$608,888** Sold Date **06-Oct-25**

Distance **0.53km**



**4608/60 A'BECKETT STREET
 MELBOURNE VIC 3000**

2 2 -

Sold Price **\$655,000** Sold Date **23-Oct-25**

Distance **0.53km**



**606/25 TERRY STREET
 MELBOURNE VIC 3000**

2 2 -

Sold Price **\$615,000** Sold Date **20-Oct-25**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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