

## 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

602/33 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

\$420,000

&

\$450,000

### 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

2201/31 A'BECKETT STREET MELBOURNE VIC 3000	\$450,000	01-Jul-25
1609/318 RUSSELL STREET MELBOURNE VIC 3000	\$438,000	03-Sep-24
539-555 SWANSTON STREET CARLTON VIC 3053	\$420,000	10-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: 03 March 2026



**2201/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$450,000** Sold Date **01-Jul-25**

Distance **0.4km**

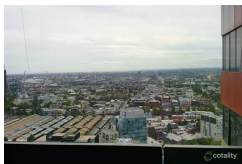


**1609/318 RUSSELL STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$438,000** Sold Date **03-Sep-24**

Distance **0.17km**



**539-555 SWANSTON STREET  
CARLTON VIC 3053**

2 2 1

Sold Price <sup>RS</sup> **\$420,000** Sold Date **10-Nov-25**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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