

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

2610/33 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 2025

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

702/33 MACKENZIE STREET MELBOURNE VIC 3000	\$485,000	26-Oct-24
911/33 MACKENZIE STREET MELBOURNE VIC 3000	\$450,000	17-Dec-24
1405/33 MACKENZIE STREET MELBOURNE VIC 3000	\$498,000	30-Oct-24

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: 15 December 2025


**702/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$485,000** Sold Date **26-Oct-24**

Distance **0km**


**911/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 2
  1
  -

Sold Price **\$450,000** Sold Date **17-Dec-24**

Distance **0km**


**1405/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$498,000** Sold Date **30-Oct-24**

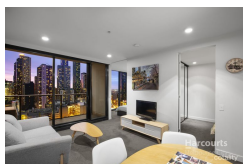
Distance **0km**


**1602/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$488,000** Sold Date **14-Jun-25**

Distance **0km**


**2310/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$500,000** Sold Date **20-Dec-24**

Distance **0km**


**2707/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$560,000** Sold Date **13-Aug-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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**2609/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price

\$510,000

Sold Date

22-Jul-25

Distance

0km

**2808/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price

\$538,000

Sold Date

18-Jun-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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