

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

14/61 Mackenzie Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,690,000

&

\$1,790,000

Median sale price

Median price \$485,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2025

to

31/03/2026

Source REIV

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 six 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
1	38/7 Drewery La MELBOURNE 3000	\$1,775,000	25/11/2025
2			
3			

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 six months.~~

This Statement of Information was prepared on:

22/04/2026 10:40

14/61 Mackenzie Street, Melbourne Vic 3000



4 3 2

Property Type: Strata Unit/Flat

Agent Comments

Plus 1 large storage unit on title. Concierge, indoor pool, gym and communal gardens

Indicative Selling Price

\$1,690,000 - \$1,790,000

Median Unit Price

Year ending March 2026: \$485,000

Comparable Properties



38/7 Drewery La MELBOURNE 3000 (REI)

Agent Comments

3 2 1

Price: \$1,775,000

Method: Private Sale

Date: 25/11/2025

Property Type: Apartment

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 six months.

Account - Melbourne Boutique Property



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