FLETCHERS

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	2409/9-23 MacKenzie Street, Melbourne, Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between $580,000 And $638,000

Median sale price

(*Delete house or unit as applicable)

Median price $520,000 *Unit/~~House~~ x Suburb Melbourne

Period - From 01/07/25 to 30/09/25 Source Pricefinder

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
1113/160 VICTORIA ST, CARLTON, VIC 3053	$600,000	16/08/2025
1208/371 LITTLE LONSDALE ST, MELBOURNE, VIC 3000	$582,000	05/09/2025
3710/371 LITTLE LONSDALE ST, MELBOURNE, VIC 3000	$560,000	26/11/2025

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: 05/12/2025