

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

3 Skeggs Crescent, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,015,000 Property Type House Suburb Heidelberg Heights

Period - From 01/10/2025 to 31/12/2025 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	2/78 Porter Rd HEIDELBERG HEIGHTS 3081	\$887,500	30/10/2025
2	65b Lloyd St HEIDELBERG HEIGHTS 3081	\$868,000	06/10/2025
3	12a Thames St HEIDELBERG HEIGHTS 3081	\$900,000	06/10/2025

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:

20/01/2026 10:31

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3 2 2

Rooms: 7
Property Type: Townhouse
Land Size: n/a sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
December quarter 2025: \$1,015,000

Comparable Properties

2/78 Porter Rd HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

3 - -

Price: \$887,500
Method: Sale
Date: 30/10/2025
Property Type: Flat/Unit/Apartment (Res)



65b Lloyd St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

4 2 1

Price: \$868,000
Method: Private Sale
Date: 06/10/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 174 sqm approx



12a Thames St HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

3 - -

Price: \$900,000
Method: Sale
Date: 06/10/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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