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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

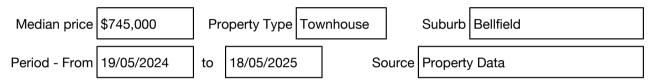
Address Including suburb and postcode

20 Skeffington Street, Bellfield Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price	\$1,050,000				

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	82 Lloyd St HEIDELBERG HEIGHTS 3081	\$1,105,000	09/05/2025
2	137 Oriel Rd BELLFIELD 3081	\$892,000	04/04/2025
3	22 Bingo St PRESTON 3072	\$1,180,000	15/02/2025

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:

19/05/2025 11:04



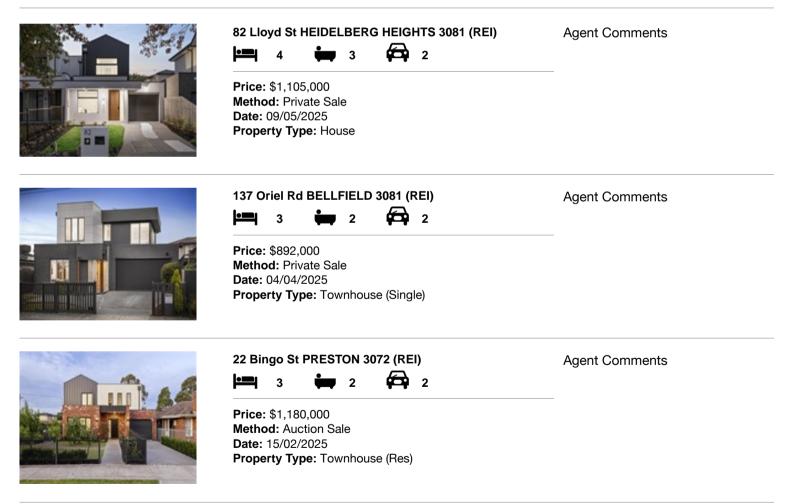






Property Type: Townhouse Agent Comments Indicative Selling Price \$1,050,000 Median Townhouse Price 19/05/2024 - 18/05/2025: \$745,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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