

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

Median price

\$745,000

Property Type

Townhouse

Suburb

Bellfield

Period - From

19/05/2024

to

18/05/2025

Source

Property Data

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	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



 3  3  2

Property Type: Townhouse
Agent Comments

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

Comparable Properties



82 Lloyd St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 4  3  2

Price: \$1,105,000
Method: Private Sale
Date: 09/05/2025
Property Type: House



137 Oriel Rd BELLFIELD 3081 (REI)

Agent Comments

 3  2  2

Price: \$892,000
Method: Private Sale
Date: 04/04/2025
Property Type: Townhouse (Single)



22 Bingo St PRESTON 3072 (REI)

Agent Comments

 3  2  2

Price: \$1,180,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888