

## 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

45 SKEGGS CRESCENT HEIDELBERG HEIGHTS VIC 3081

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Heidelberg Heights

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

5 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081	\$745,000	21-Oct-24
9 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081	\$715,000	25-Jan-25
20A LAW STREET HEIDELBERG HEIGHTS VIC 3081	\$786,000	14-Aug-24

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 6 months.

This Statement of Information was prepared on: 02 June 2025



## 5 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081

Sold Price **\$745,000** Sold Date **21-Oct-24**

3 2 1

Distance **0km**



## 9 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081

Sold Price **\$715,000** Sold Date **25-Jan-25**

3 2 1

Distance **0km**



## 20A LAW STREET HEIDELBERG HEIGHTS VIC 3081

Sold Price **\$786,000** Sold Date **14-Aug-24**

3 2 1

Distance **0km**



## 16 LAW STREET HEIDELBERG HEIGHTS VIC 3081

Sold Price **\$800,000** Sold Date **30-May-24**

3 2 1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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