

# 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

8 Skeggs Crescent, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$795,000

&

\$870,000

### Median sale price

Median price

\$882,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/10/2024

to

30/09/2025

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	65b Lloyd St HEIDELBERG HEIGHTS 3081	\$868,000	06/10/2025
2	14a Law St HEIDELBERG HEIGHTS 3081	\$808,888	13/08/2025
3	1/33 Haig St HEIDELBERG HEIGHTS 3081	\$785,000	07/07/2025

**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:

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**Property Type:** Land  
**Land Size:** 206 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$795,000 - \$870,000  
**Median House Price**  
Year ending September 2025: \$882,000

## Comparable Properties



**65b Lloyd St HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**



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



**14a Law St HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**



**Price:** \$808,888  
**Method:** Private Sale  
**Date:** 13/08/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 240 sqm approx



**1/33 Haig St HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**



**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 07/07/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 232 sqm approx

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



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