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

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: 29/10/2025 19:47

8 Skeggs Crescent, Heidelberg Heights Vic 3081

JellisCraig



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)

4 2 1

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

Agent Comments



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

3 2 2

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

Agent Comments



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

3 1 1

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

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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