

# 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

9 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 \$850,000 & \$895,000

### Median sale price

Median price \$882,000 Property Type House Suburb Heidelberg Heights

Period - From 01/07/2025 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 | 8 Mulberry Pde HEIDELBERG WEST 3081     | \$854,500 | 04/10/2025   |
| 2 | 2/14 Plunkett St BELLFIELD 3081         | \$870,000 | 25/09/2025   |
| 3 | 1/137 Porter Rd HEIDELBERG HEIGHTS 3081 | \$880,000 | 12/09/2025   |

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:

14/10/2025 22:03



**Property Type:** House (Res)  
**Land Size:** 211 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$895,000  
**Median House Price**  
September quarter 2025: \$882,000

## Comparable Properties



**8 Mulberry Pde HEIDELBERG WEST 3081 (REI)**

**Agent Comments**



**Price:** \$854,500  
**Method:** Private Sale  
**Date:** 04/10/2025  
**Property Type:** House  
**Land Size:** 142 sqm approx



**2/14 Plunkett St BELLFIELD 3081 (REI)**

**Agent Comments**



**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 25/09/2025  
**Property Type:** Townhouse (Single)



**1/137 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 12/09/2025  
**Property Type:** Townhouse (Single)