

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

6/3 Skeffington Street, Bellfield Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$890,000

&

\$950,000

Median sale price

Median price \$795,000

Property Type Unit

Suburb Bellfield

Period - From 01/07/2025

to

30/06/2026

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.

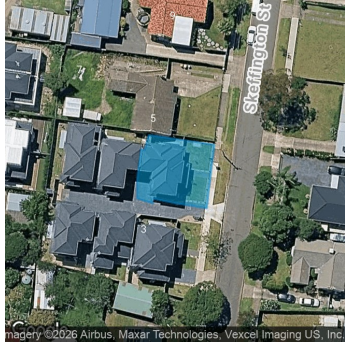
	Address of comparable property	Price	Date of sale
1	2/110 Ford St IVANHOE 3079	\$936,000	10/04/2026
2	1/1 Jellicoe St IVANHOE 3079	\$920,000	09/04/2026
3	4a Narvik Cr HEIDELBERG WEST 3081	\$930,000	05/03/2026

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:

22/08/2026 17:26



 3  2  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$890,000 - \$950,000

Median Unit Price

Year ending June 2026: \$795,000

Comparable Properties



2/110 Ford St IVANHOE 3079 (REI/VG)

Agent Comments

 3  2  2

Price: \$936,000

Method: Sold Before Auction

Date: 10/04/2026

Property Type: Townhouse (Res)



1/1 Jellicoe St IVANHOE 3079 (REI/VG)

Agent Comments

 3  2  2

Price: \$920,000

Method: Private Sale

Date: 09/04/2026

Rooms: 4

Property Type: Townhouse (Res)



4a Narvik Cr HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  2

Price: \$930,000

Method: Private Sale

Date: 05/03/2026

Property Type: House (Res)

Land Size: 300 sqm approx

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