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	13 Aspiration Rise, Diamond Creek Vic 3089

Indicative selling price

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

Single price $950,000

Median sale price

Median price $1,000,000 Property Type House Suburb Diamond Creek

Period - From 01/10/2025 to 31/12/2025 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	13 Panorama Dr DIAMOND CREEK 3089	$905,000	26/11/2025
2	5 Bishop Av DIAMOND CREEK 3089	$900,000	20/10/2025
3	3 Gregg St DIAMOND CREEK 3089	$970,000	06/10/2025

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: 16/02/2026 09:45

13 Aspiration Rise, Diamond Creek Vic 3089

JellisCraig

Lorraine Grimshaw
9718 2222
0419 311 873
lorrainegrimshaw@jelliscraig.com.au

Indicative Selling Price
$950,000
Median House Price
December quarter 2025: $1,000,000



Property Type: Land
Land Size: 500 sqm approx

Agent Comments

Comparable Properties



13 Panorama Dr DIAMOND CREEK 3089 (REI)

3 2 2

Price: $905,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 309 sqm approx

Agent Comments



5 Bishop Av DIAMOND CREEK 3089 (REI/VG)

3 2 2

Price: $900,000
Method: Private Sale
Date: 20/10/2025
Property Type: House
Land Size: 572 sqm approx

Agent Comments



3 Gregg St DIAMOND CREEK 3089 (REI/VG)

3 2 2

Price: $970,000
Method: Private Sale
Date: 06/10/2025
Property Type: House
Land Size: 432 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata.com.au

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