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	55 James Cook Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,060,000 Property Type House Suburb Diamond Creek

Period - From 07/10/2024 to 06/10/2025 Source Property Data

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	7 Grevillea Cl ELTHAM NORTH 3095	$860,000	05/07/2025
2	141 Broad Gully Rd DIAMOND CREEK 3089	$860,000	26/06/2025
3	31 Galatea St DIAMOND CREEK 3089	$850,000	28/04/2025

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: 07/10/2025 16:54

55 James Cook Drive, Diamond Creek Vic 3089

JellisCraig

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



Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
07/10/2024 - 06/10/2025: $1,060,000

Comparable Properties



7 Grevillea Cl ELTHAM NORTH 3095 (REI)

3 1 2

Agent Comments

Price: $860,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 902 sqm approx



141 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

3 1 3

Agent Comments

Price: $860,000
Method: Private Sale
Date: 26/06/2025
Property Type: House
Land Size: 791 sqm approx

31 Galatea St DIAMOND CREEK 3089 (REI/VG)

3 1 4

Agent Comments

Price: $850,000
Method: Private Sale
Date: 28/04/2025
Rooms: 5
Property Type: House (Res)
Land Size: 799 sqm approx

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.