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	1a Coniston Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between $840,000 & $880,000

Median sale price

Median price $1,085,875 Property Type House Suburb Diamond Creek

Period - From 02/02/2025 to 01/02/2026 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	1/30 Gregg St DIAMOND CREEK 3089	$860,000	06/12/2025
2	2/7 Diamond Views Dr DIAMOND CREEK 3089	$830,000	25/11/2025
3	3 Helen Ct DIAMOND CREEK 3089	$875,000	13/11/2025

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: 02/02/2026 13:49

1a Coniston Street, Diamond Creek Vic 3089

JellisCraig

Aaron Yeats
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0400 067 024
aaronyeats@jelliscraig.com.au



3 2 2

Rooms: 5
Property Type: House
Land Size: 466 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $880,000
Median House Price
02/02/2025 - 01/02/2026: $1,085,875

Comparable Properties



1/30 Gregg St DIAMOND CREEK 3089 (REI)

3 1 3

Price: $860,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House
Land Size: 386 sqm approx

Agent Comments



2/7 Diamond Views Dr DIAMOND CREEK 3089 (REI)

3 2 2

Price: $830,000
Method: Private Sale
Date: 25/11/2025
Property Type: Townhouse (Single)
Land Size: 250 sqm approx

Agent Comments



3 Helen Ct DIAMOND CREEK 3089 (REI/VG)

3 2 2

Price: $875,000
Method: Private Sale
Date: 13/11/2025
Rooms: 4
Property Type: House (Res)
Land Size: 809 sqm approx

Agent Comments

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