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	17 Watkins Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between $780,000 & $840,000

Median sale price

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

Period - From 01/01/2025 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	14 Main St DIAMOND CREEK 3089	$820,000	27/02/2026
2	3 Fairview Cr DIAMOND CREEK 3089	$835,000	01/01/2026
3	15 Bage St DIAMOND CREEK 3089	$810,500	20/12/2025

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: 26/03/2026 16:47

17 Watkins Street, Diamond Creek Vic 3089

Ben Flannagan
03 9432 1444
0403 591 678
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3 1 2

Property Type: House
Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $840,000
Median House Price
Year ending December 2025: $1,060,000

Comparable Properties



14 Main St DIAMOND CREEK 3089 (REI)

3 1 2

Price: $820,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 534 sqm approx

Agent Comments

3 Fairview Cr DIAMOND CREEK 3089 (REI/VG)

3 2 1

Price: $835,000
Method: Private Sale
Date: 01/01/2026
Rooms: 5
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



15 Bage St DIAMOND CREEK 3089 (REI)

3 1 2

Price: $810,500
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 558 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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