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 Bruce Street, Diamond Creek VIC 3089

Indicative selling price

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

Single price $1,225,000

Median sale price

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

Period - From 21/11/2025 to 20/05/2026 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
41 Aspiration Rise, Diamond Creek	$1,250,000	28/11/2025

This Statement of Information was prepared on: 22/05/2026