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	9 Hotham Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,100,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2025 to 30/06/2026 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	76 Oronsay Cr DIAMOND CREEK 3089	$1,230,000	22/06/2026
2	2 Citriodora Ct DIAMOND CREEK 3089	$1,125,000	02/06/2026
3	46 Fraser St DIAMOND CREEK 3089	$1,307,000	19/04/2026

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: 23/07/2026 15:00

9 Hotham Court, Diamond Creek Vic 3089

JellisCraig

Justin Booth
03 9431 1222
0417 034 369
justinbooth@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 795 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending June 2026: $1,100,000

Comparable Properties

76 Oronsay Cr DIAMOND CREEK 3089 (REI)

4 2 2

Price: $1,230,000
Method: Private Sale
Date: 22/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 833 sqm approx

Agent Comments



2 Citriodora Ct DIAMOND CREEK 3089 (REI/VG)

4 3 2

Price: $1,125,000
Method: Private Sale
Date: 02/06/2026
Property Type: House (Res)
Land Size: 781 sqm approx

Agent Comments



46 Fraser St DIAMOND CREEK 3089 (REI/VG)

4 2 2

Price: $1,307,000
Method: Private Sale
Date: 19/04/2026
Rooms: 5
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

REIV THE DIFFERENCE

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