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	4 Kingsbury Court, Diamond Creek Vic 3089

Indicative selling price

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

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

Median sale price

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

Period - From 01/01/2026 to 31/03/2026 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	7 Ripon Cl DIAMOND CREEK 3089	$1,010,000	28/03/2026
2	10 Sturt Pl DIAMOND CREEK 3089	$1,100,000	19/03/2026
3	14 Mitchell Ct DIAMOND CREEK 3089	$1,060,000	24/11/2025

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: 13/05/2026 14:32

4 Kingsbury Court, Diamond Creek Vic 3089

John Le Gros
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4 2 2

Property Type: House
Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2026: $1,100,000

Comparable Properties



7 Ripon Cl DIAMOND CREEK 3089 (REI/VG)

3 2 2

Price: $1,010,000
Method: Private Sale
Date: 28/03/2026
Property Type: House
Land Size: 988 sqm approx

Agent Comments



10 Sturt Pl DIAMOND CREEK 3089 (REI)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 19/03/2026
Rooms: 10
Property Type: House (Res)
Land Size: 784 sqm approx

Agent Comments



14 Mitchell Ct DIAMOND CREEK 3089 (REI/VG)

5 2 2

Price: $1,060,000
Method: Private Sale
Date: 24/11/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

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