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	31 Brownlow Drive, Diamond Creek VIC 3089

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,095,500 Property Type House Suburb Diamond Creek

Period - From 02/01/2026 to 01/07/2026 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3 Luscombe Drive Diamond Creek VIC	$1,648,000	12/02/2026
11 Luscombe Drive Diamond Creek VIC	$1,610,000	11/03/2026
9-11 Ward Street Diamond Creek VIC	$1,575,000	08/03/2026

This Statement of Information was prepared on: 02/07/2026