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 Elgata Court, Diamond Creek Vic 3089

Indicative selling price

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

Single price $990,000

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	22 Collins St DIAMOND CREEK 3089	$950,000	23/07/2026
2	18 Highbrook Ct DIAMOND CREEK 3089	$971,500	15/06/2026
3	39 Hillingdon Dr DIAMOND CREEK 3089	$1,030,000	01/06/2026

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: 23/09/2026 10:30

4 Elgata Court, Diamond Creek Vic 3089

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4 3 2

Property Type: House
Land Size: 1000 sqm approx

Agent Comments

Indicative Selling Price
$990,000
Median House Price
Year ending June 2026: $1,100,000

Comparable Properties



22 Collins St DIAMOND CREEK 3089 (REI)

4 2 -

Price: $950,000
Method: Private Sale
Date: 23/07/2026
Property Type: House (Res)
Land Size: 837 sqm approx

Agent Comments



18 Highbrook Ct DIAMOND CREEK 3089 (REI)

4 2 2

Price: $971,500
Method: Private Sale
Date: 15/06/2026
Property Type: House
Land Size: 813 sqm approx

Agent Comments



39 Hillingdon Dr DIAMOND CREEK 3089 (REI)

4 2 2

Price: $1,030,000
Method: Private Sale
Date: 01/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 824 sqm approx

Agent Comments

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