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	7 Happy Valley Rise, Diamond Creek Vic 3089

Indicative selling price

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

Range between $760,000 & $810,000

Median sale price

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

Period - From 01/04/2024 to 30/06/2024 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	21 Rangeview Rd DIAMOND CREEK 3089	$800,000	22/08/2024
2	2/118 Main Hurstbridge Rd DIAMOND CREEK 3089	$765,000	18/07/2024
3	1/29 Kelly St DIAMOND CREEK 3089	$780,000	27/04/2024

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: 30/09/2024 10:04

7 Happy Valley Rise, Diamond Creek Vic 3089



3 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$760,000 - $810,000
Median House Price
June quarter 2024: $1,100,000

Comparable Properties



21 Rangeview Rd DIAMOND CREEK 3089 (REI)

3 2 1

Price: $800,000
Method: Private Sale
Date: 22/08/2024
Property Type: House
Land Size: 267 sqm approx

Agent Comments



2/118 Main Hurstbridge Rd DIAMOND CREEK 3089 (REI/VG)

3 1 2

Price: $765,000
Method: Private Sale
Date: 18/07/2024
Property Type: House
Land Size: 371 sqm approx

Agent Comments



1/29 Kelly St DIAMOND CREEK 3089 (REI/VG)

3 1 2

Price: $780,000
Method: Private Sale
Date: 27/04/2024
Rooms: 4
Property Type: Unit
Land Size: 381 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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