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	3 Grassy Flat Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,018,250 Property Type House Suburb Diamond Creek

Period - From 01/07/2023 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	7 Valley Ct DIAMOND CREEK 3089	$850,000	22/08/2024
2	12 Edmonds St DIAMOND CREEK 3089	$800,000	06/08/2024
3	17 Galatea St DIAMOND CREEK 3089	$873,500	14/06/2024

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: 10/10/2024 13:30

3 Grassy Flat Road, Diamond Creek Vic 3089

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3 1 1

Property Type: House
Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending June 2024: $1,018,250

Comparable Properties



7 Valley Ct DIAMOND CREEK 3089 (REI)

3 1 2

Price: $850,000
Method: Private Sale
Date: 22/08/2024
Property Type: House
Land Size: 1330 sqm approx

Agent Comments



12 Edmonds St DIAMOND CREEK 3089 (REI)

3 1 2

Price: $800,000
Method: Private Sale
Date: 06/08/2024
Rooms: 4
Property Type: House (Res)
Land Size: 509 sqm approx

Agent Comments



17 Galatea St DIAMOND CREEK 3089 (REI/VG)

3 1 2

Price: $873,500
Method: Private Sale
Date: 14/06/2024
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

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