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	2 Hillingdon Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between $720,000 & $780,000

Median sale price

Median price $751,157 Property Type Unit Suburb Diamond Creek

Period - From 01/10/2023 to 30/09/2024 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	74 Clyde St DIAMOND CREEK 3089	$730,000	11/09/2024
2	3/16 Fyffe St DIAMOND CREEK 3089	$756,000	20/05/2024
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: 17/10/2024 15:59

2 Hillingdon Drive, Diamond Creek Vic 3089

Luke Coventry
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3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $780,000
Median Unit Price
Year ending September 2024: $751,157

Comparable Properties



74 Clyde St DIAMOND CREEK 3089 (REI)

3 1 -

Price: $730,000
Method: Private Sale
Date: 11/09/2024
Property Type: House
Land Size: 735 sqm approx

Agent Comments



3/16 Fyffe St DIAMOND CREEK 3089 (REI/VG)

3 2 2

Price: $756,000
Method: Private Sale
Date: 20/05/2024
Property Type: Townhouse (Single)
Land Size: 233 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

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