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	11 Ness Street, 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 $1,090,000 Property Type House 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	19 Patyah St DIAMOND CREEK 3089	$935,000	30/10/2024
2	64 Clyde St DIAMOND CREEK 3089	$817,650	14/10/2024
3	12 Edmonds St DIAMOND CREEK 3089	$800,000	06/08/2024

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: 20/11/2024 12:25

11 Ness Street, Diamond Creek Vic 3089

Scott Nugent
0438 054 993
scottnugent@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 594 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending September 2024: $1,090,000

Comparable Properties



19 Patyah St DIAMOND CREEK 3089 (REI)

3 1 2

Price: $935,000
Method: Private Sale
Date: 30/10/2024
Property Type: House
Land Size: 603 sqm approx

Agent Comments

Similar sized house, has had a bit more renovating done and Patyah offers a more "central" location to the shops/train station



64 Clyde St DIAMOND CREEK 3089 (REI)

3 1 2

Price: $817,650
Method: Private Sale
Date: 14/10/2024
Property Type: House (Res)
Land Size: 731 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

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

REIV THE DIFFERENCE | propertydata.com.au

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