

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

18 Union Gold Crescent, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$440,000

&

\$484,000

Median sale price

Median price

\$512,500

Property Type

Vacant land

Suburb

Diamond Creek

Period - From

01/06/2025

to

31/05/2026

Source

Property Data

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	46 Herberts La DIAMOND CREEK 3089	\$440,000	12/04/2026
2	2 Greenhills Cr DIAMOND CREEK 3089	\$462,000	16/01/2026
3	9 Greenhills Cr DIAMOND CREEK 3089	\$460,000	04/12/2025

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:

01/06/2026 14:22

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Property Type: Land
Land Size: 1295 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$484,000
Median Land Price
01/06/2025 - 31/05/2026: \$512,500

Comparable Properties

46 Herberts La DIAMOND CREEK 3089 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 12/04/2026
Property Type: Land
Land Size: 305 sqm approx

2 Greenhills Cr DIAMOND CREEK 3089 (VG)

Agent Comments



Price: \$462,000
Method: Sale
Date: 16/01/2026
Property Type: Land
Land Size: 312 sqm approx

9 Greenhills Cr DIAMOND CREEK 3089 (VG)

Agent Comments



Price: \$460,000
Method: Sale
Date: 04/12/2025
Property Type: Land
Land Size: 313 sqm approx