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	9 Egan Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

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

Period - From 01/01/2024 to 31/12/2024 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	10 Sovereign Rise DIAMOND CREEK 3089	$1,051,000	27/12/2024
2	20 Canton Ct DIAMOND CREEK 3089	$1,064,000	24/10/2024
3	80 Haley St DIAMOND CREEK 3089	$1,055,000	10/08/2024

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: 22/01/2025 16:01

9 Egan Street, Diamond Creek Vic 3089

Daniel O'Regan
03 9432 1444
0403 662 260
danieloregan@jelliscraig.com.au



6

Property Type:
Divorce/Estate/Family Transfers
Land Size: 1019 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending December 2024: $1,100,000

Comparable Properties



10 Sovereign Rise DIAMOND CREEK 3089 (REI)

3 2 2

Price: $1,051,000
Method: Private Sale
Date: 27/12/2024
Property Type: House
Land Size: 1111 sqm approx

Agent Comments



20 Canton Ct DIAMOND CREEK 3089 (REI)

4 2 2

Price: $1,064,000
Method: Private Sale
Date: 24/10/2024
Property Type: House
Land Size: 1000 sqm approx

Agent Comments



80 Haley St DIAMOND CREEK 3089 (REI/VG)

4 2 2

Price: $1,055,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 719 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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