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	7 Fantail Rise, Diamond Creek Vic 3089

Indicative selling price

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

Range between $1,395,000 & $1,495,000

Median sale price

Median price $1,071,500 Property Type House Suburb Diamond Creek

Period - From 01/04/2024 to 31/03/2025 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	12 Cockatiel Pl DIAMOND CREEK 3089	$1,382,500	29/11/2024
2	7 Siyan Rise DIAMOND CREEK 3089	$1,500,000	19/11/2024
3	14 Cockatiel Pl DIAMOND CREEK 3089	$1,430,000	24/10/2024

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: 10/04/2025 13:31

7 Fantail Rise, Diamond Creek Vic 3089



5 3 2

Property Type: House
Land Size: 1004 sqm approx

Agent Comments

Indicative Selling Price
$1,395,000 - $1,495,000
Median House Price
Year ending March 2025: $1,071,500

Comparable Properties



12 Cockatiel Pl DIAMOND CREEK 3089 (REI/VG)

4 3 2

Price: $1,382,500
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 793 sqm approx

Agent Comments



7 Siyan Rise DIAMOND CREEK 3089 (REI/VG)

5 3 3

Price: $1,500,000
Method: Private Sale
Date: 19/11/2024
Rooms: 8
Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments



14 Cockatiel Pl DIAMOND CREEK 3089 (REI/VG)

5 2 2

Price: $1,430,000
Method: Private Sale
Date: 24/10/2024
Property Type: House (Res)
Land Size: 814 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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