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	3 Dartagook Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $1,075,000 Property Type House Suburb Diamond Creek

Period - From 17/03/2024 to 16/03/2025 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	12 Gipson St DIAMOND CREEK 3089	$795,100	01/11/2024
2	2/10 Inglis St DIAMOND CREEK 3089	$790,000	26/10/2024
3	11 River Gum Cl DIAMOND CREEK 3089	$760,000	09/10/2024

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: 17/03/2025 11:08

3 Dartagook Street, Diamond Creek Vic 3089

Lorraine Grimshaw
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Property Type:
Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
17/03/2024 - 16/03/2025: $1,075,000

Comparable Properties



12 Gipson St DIAMOND CREEK 3089 (REI/VG)

3 1 2

Price: $795,100
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 620 sqm approx

Agent Comments



2/10 Inglis St DIAMOND CREEK 3089 (REI/VG)

3 1 2

Price: $790,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 471 sqm approx

Agent Comments



11 River Gum Cl DIAMOND CREEK 3089 (REI/VG)

3 2 1

Price: $760,000
Method: Private Sale
Date: 09/10/2024
Property Type: Unit
Land Size: 303 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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