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	17 Kim Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	4 Tristan Ct ELTHAM NORTH 3095	$1,230,000	03/02/2025
2	3 Ormonde Ct DIAMOND CREEK 3089	$1,100,000	25/11/2024
3	12 Eskdale Ct ELTHAM NORTH 3095	$1,160,000	15/11/2024

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: 28/02/2025 17:36

17 Kim Street, Diamond Creek Vic 3089



4 2 2

Property Type: House
Land Size: 984 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending December 2024: $1,100,000

Comparable Properties



4 Tristan Ct ELTHAM NORTH 3095 (REI/VG)

4 2 2

Price: $1,230,000
Method: Private Sale
Date: 03/02/2025
Property Type: House (Res)
Land Size: 967 sqm approx

Agent Comments



3 Ormonde Ct DIAMOND CREEK 3089 (REI/VG)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 25/11/2024
Rooms: 11
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments



12 Eskdale Ct ELTHAM NORTH 3095 (REI/VG)

4 2 2

Price: $1,160,000
Method: Private Sale
Date: 15/11/2024
Property Type: House
Land Size: 804 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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