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 Panorama Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between $390,000 & $420,000

Median sale price

Median price $527,500 Property Type Vacant land Suburb Diamond Creek

Period - From 11/04/2024 to 10/04/2025 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	95 Everleigh Dr DIAMOND CREEK 3089	$380,000	26/02/2025
2			
3			

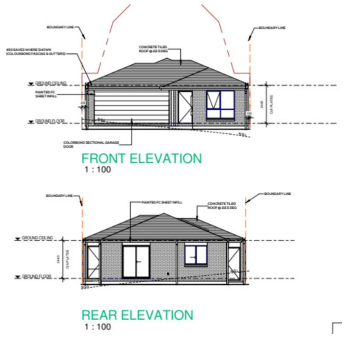
OR

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: 11/04/2025 11:03

3 Panorama Drive, Diamond Creek Vic 3089

Kylie McGrath
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Property Type: Land
Land Size: 280 sqm approx

Agent Comments

Indicative Selling Price
$390,000 - $420,000
Median Land Price
11/04/2024 - 10/04/2025: $527,500

Comparable Properties



95 Everleigh Dr DIAMOND CREEK 3089 (REI)

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Price: $380,000
Method: Private Sale
Date: 26/02/2025
Property Type: Land
Land Size: 657 sqm approx

Agent Comments

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.

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