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<br>Including suburb and postcode | 3 Campbell Street, Diamond Creek Vic 3089 |

## Indicative selling price

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

Range between $800,000 & $850,000

## 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 | 3 Dartagook St DIAMOND CREEK 3089 | $800,000 | 08/04/2025 |
| 2 | 6 Victoria St DIAMOND CREEK 3089 | $835,000 | 17/02/2025 |
| 3 | 11 Ness St DIAMOND CREEK 3089 | $885,000 | 10/12/2024 |

**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: 02/05/2025 12:04

# 3 Campbell Street, Diamond Creek Vic 3089



3 1 2

**Property Type:** House
**Land Size:** 359 sqm approx

Agent Comments

Double auto garage door

**Indicative Selling Price**
$800,000 - $850,000
**Median House Price**
Year ending March 2025: $1,071,500

## Comparable Properties



**3 Dartagook St DIAMOND CREEK 3089 (REI)**

3 1 2

**Price:** $800,000
**Method:** Private Sale
**Date:** 08/04/2025
**Property Type:** House (Res)
**Land Size:** 319 sqm approx

Agent Comments



**6 Victoria St DIAMOND CREEK 3089 (REI/VG)**

3 1 2

**Price:** $835,000
**Method:** Private Sale
**Date:** 17/02/2025
**Rooms:** 4
**Property Type:** House (Res)
**Land Size:** 600 sqm approx

Agent Comments



**11 Ness St DIAMOND CREEK 3089 (REI/VG)**

3 1 2

**Price:** $885,000
**Method:** Private Sale
**Date:** 10/12/2024
**Property Type:** House
**Land Size:** 594 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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