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	10 Knightsbridge Place, Diamond Creek Vic 3089

Indicative selling price

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

Range between $1,220,000 & $1,320,000

Median sale price

Median price $990,000 Property Type House Suburb Diamond Creek

Period - From 01/01/2025 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	13 Haversack Ct DIAMOND CREEK 3089	$1,220,000	24/05/2025
2	28 Brownlow Dr DIAMOND CREEK 3089	$1,352,000	02/05/2025
3	123 Everleigh Dr DIAMOND CREEK 3089	$1,250,000	15/02/2025

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: 29/05/2025 14:08

10 Knightsbridge Place, Diamond Creek Vic 3089



4 2 3

Property Type: House
Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price
$1,220,000 - $1,320,000
Median House Price
March quarter 2025: $990,000

Comparable Properties

13 Haversack Ct DIAMOND CREEK 3089 (REI)

5 3 2

Price: $1,220,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



28 Brownlow Dr DIAMOND CREEK 3089 (REI)

5 3 5

Price: $1,352,000
Method: Private Sale
Date: 02/05/2025
Property Type: House (Res)
Land Size: 1024 sqm approx

Agent Comments



123 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 15/02/2025
Rooms: 11
Property Type: House (Res)
Land Size: 574 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

REIV THE DIFFERENCE | propertydata.com.au

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