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	51 Broad Gully Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between $800,000 & $880,000

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 Campbell St DIAMOND CREEK 3089	$881,000	09/05/2025
2	31 Galatea St DIAMOND CREEK 3089	$850,000	28/04/2025
3	22 Edmonds St DIAMOND CREEK 3089	$840,000	30/01/2025

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: 17/06/2025 10:45

51 Broad Gully Road, Diamond Creek Vic 3089

Brett Sparks
94321444
0411131938
brettsparks@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 579 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending March 2025: $1,071,500

Comparable Properties



3 Campbell St DIAMOND CREEK 3089 (REI)

3 1 2

Price: $881,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 359 sqm approx

Agent Comments

31 Galatea St DIAMOND CREEK 3089 (REI)

3 1 4

Price: $850,000
Method: Private Sale
Date: 28/04/2025
Rooms: 5
Property Type: House (Res)
Land Size: 799 sqm approx

Agent Comments



22 Edmonds St DIAMOND CREEK 3089 (REI/VG)

1 1 -

Price: $840,000
Method: Auction Sale
Date: 30/01/2025
Property Type: House (Res)
Land Size: 825 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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