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	3/27 EDINBURGH STREET DIAMOND CREEK VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$790,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$825,500	Property type	Unit	Suburb	Diamond Creek
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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 6 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
3 CAMPBELL STREET DIAMOND CREEK VIC 3089	$881,000	09-May-25
31 GALATEA STREET DIAMOND CREEK VIC 3089	$850,000	28-Apr-25
3 DARTAGOOK STREET DIAMOND CREEK VIC 3089	$800,000	08-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 02 June 2025

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3 CAMPBELL STREET DIAMOND CREEK VIC 3089

3 1 2

Sold Price RS $881,000 Sold Date 09-May-25

Distance 0.31km



31 GALATEA STREET DIAMOND CREEK VIC 3089

3 1 4

Sold Price RS $850,000 Sold Date 28-Apr-25

Distance 0.28km



3 DARTAGOOK STREET DIAMOND CREEK VIC 3089

3 1 2

Sold Price $800,000 Sold Date 08-Apr-25

Distance 1.07km

RS = Recent sale **UN** = Undisclosed Sale

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