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	63 Everleigh Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,108,000 Property Type House Suburb Diamond Creek

Period - From 01/04/2025 to 30/06/2025 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	16 Daina Ct DIAMOND CREEK 3089	$1,160,000	18/06/2025
2	18 Rangeview Rd DIAMOND CREEK 3089	$1,220,000	06/06/2025
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: 04/08/2025 14:36

63 Everleigh Drive, Diamond Creek Vic 3089



4 2 2

Property Type: House
Land Size: 799 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
June quarter 2025: $1,108,000

Comparable Properties



16 Daina Ct DIAMOND CREEK 3089 (REI)

5 3 2

Price: $1,160,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 790 sqm approx

Agent Comments



18 Rangeview Rd DIAMOND CREEK 3089 (REI)

4 3 2

Price: $1,220,000
Method: Private Sale
Date: 06/06/2025
Property Type: House (Res)
Land Size: 1337 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

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