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 | 3/4 Coniston Street, Diamond Creek Vic 3089 |

## Indicative selling price

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

Single price $759,000

## Median sale price

Median price $825,000 Property Type Townhouse Suburb Diamond Creek

Period - From 23/10/2024 to 22/10/2025 Source Property Data

## 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 | 1/32 Chapman St DIAMOND CREEK 3089 | $790,000 | 03/10/2025 |
| 2 | 2/31 Haley St DIAMOND CREEK 3089 | $750,000 | 07/07/2025 |
| 3 | 28 River Gum Cl DIAMOND CREEK 3089 | $740,000 | 03/06/2025 |

**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: 23/10/2025 10:35

# 3/4 Coniston Street, Diamond Creek Vic 3089

JellisCraig

Scott Nugent
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3 2 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**
$759,000
**Median Townhouse Price**
23/10/2024 - 22/10/2025: $825,000

## Comparable Properties



**1/32 Chapman St DIAMOND CREEK 3089 (REI)**

2 1 1

Agent Comments

**Price:** $790,000
**Method:** Private Sale
**Date:** 03/10/2025
**Property Type:** House
**Land Size:** 280 sqm approx

**2/31 Haley St DIAMOND CREEK 3089 (REI/VG)**

3 2 1

Agent Comments

**Price:** $750,000
**Method:** Private Sale
**Date:** 07/07/2025
**Rooms:** 4
**Property Type:** Unit
**Land Size:** 231 sqm approx



**28 River Gum Cl DIAMOND CREEK 3089 (REI)**

3 2 1

Agent Comments

**Price:** $740,000
**Method:** Private Sale
**Date:** 03/06/2025
**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 252 sqm approx



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