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	6/86-92 Main Hurstbridge Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $750,500 Property Type Unit Suburb Diamond Creek

Period - From 22/08/2024 to 21/08/2025 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	15/37 Gregg St DIAMOND CREEK 3089	$618,000	03/04/2025
2	5/31 Haley St DIAMOND CREEK 3089	$631,000	17/03/2025
3	8/86 Main Hurstbridge Rd DIAMOND CREEK 3089	$510,000	08/03/2025

OR

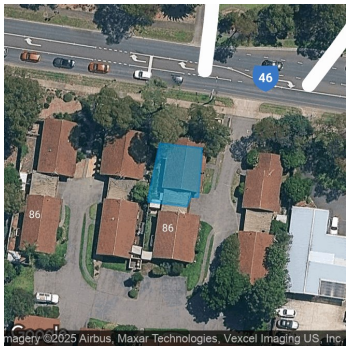
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 22/08/2025 10:48

6/86-92 Main Hurstbridge Road, Diamond Creek Vic 3089

JellisCraig

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Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
22/08/2024 - 21/08/2025: $750,500

Comparable Properties



15/37 Gregg St DIAMOND CREEK 3089 (REI)

2 1 1

Price: $618,000
Method: Private Sale
Date: 03/04/2025
Property Type: Unit

Agent Comments



5/31 Haley St DIAMOND CREEK 3089 (REI/VG)

2 1 1

Price: $631,000
Method: Private Sale
Date: 17/03/2025
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 164 sqm approx

Agent Comments

8/86 Main Hurstbridge Rd DIAMOND CREEK 3089 (VG)

2 - -

Price: $510,000
Method: Sale
Date: 08/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

REIV THE DIFFERENCE

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