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 PENTON COURT 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,040,000	Property type	House	Suburb	Diamond Creek
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
14 EGAN STREET DIAMOND CREEK VIC 3089	$1,105,000	27-Aug-25
62 GRASSY FLAT ROAD DIAMOND CREEK VIC 3089	$1,150,000	30-Jul-25
22 CASSINIA COURT DIAMOND CREEK VIC 3089	$1,126,000	13-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: 16 September 2025

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14 EGAN STREET DIAMOND CREEK VIC 3089

3 1 3

Sold Price RS $1,105,000 Sold Date 27-Aug-25

Distance 1.27km



62 GRASSY FLAT ROAD DIAMOND CREEK VIC 3089

4 2 2

Sold Price RS $1,150,000 Sold Date 30-Jul-25

Distance 0.68km



22 CASSINIA COURT DIAMOND CREEK VIC 3089

3 2 2

Sold Price $1,126,000 Sold Date 13-Apr-25

Distance 2.38km

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

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