# 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 | 12a Inglis Street, Diamond Creek VIC 3089 |

## Indicative selling price

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

Range between $840,000 & $910,000

## Median sale price

Median price $1,088,000 Property Type House Suburb Diamond Creek

Period - From 15/03/2025 to 14/09/2025 Source price_finder

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 57 Broad Gully Road Diamond Creek VIC 3089 | $905,000 | 22/03/2025 |
| 8 Stone Street Diamond Creek VIC 3089 | $902,500 | 24/06/2025 |
| | | |

This Statement of Information was prepared on: 15/09/2025