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	16 Kelly Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $1,076,000 Property Type House Suburb Diamond Creek

Period - From 30/08/2024 to 29/08/2025 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	20 Fraser St DIAMOND CREEK 3089	$729,950	11/06/2025
2	17 Panorama Dr DIAMOND CREEK 3089	$773,000	07/05/2025
3	3 Dartagook St DIAMOND CREEK 3089	$800,000	08/04/2025

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: 30/08/2025 11:16

16 Kelly Street, Diamond Creek Vic 3089

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Property Type: House (Res)
Land Size: 1257 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
30/08/2024 - 29/08/2025: $1,076,000

Comparable Properties



20 Fraser St DIAMOND CREEK 3089 (REI/VG)

3 1 1

Price: $729,950
Method: Private Sale
Date: 11/06/2025
Rooms: 4
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments

17 Panorama Dr DIAMOND CREEK 3089 (REI/VG)

3 2 2

Price: $773,000
Method: Private Sale
Date: 07/05/2025
Rooms: 4
Property Type: House (Res)
Land Size: 276 sqm approx

Agent Comments



3 Dartagook St DIAMOND CREEK 3089 (REI/VG)

3 1 2

Price: $800,000
Method: Private Sale
Date: 08/04/2025
Property Type: House (Res)
Land Size: 319 sqm approx

Agent Comments

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