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	54 Hillingdon Drive, Diamond Creek VIC 3089

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,100,000 Property Type House Suburb Diamond Creek

Period - From 24/03/2025 to 24/09/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4 Diamond Views Drive, Diamond Creek VIC 3089	$1,220,000	02/09/2025
13 Sovereign Rise, Diamond Creek VIC 3089	$1,200,000	22/08/2025
18 Dartagook Street, Diamond Creek VIC 3089	$1,199,000	31/07/2025

This Statement of Information was prepared on: 25/09/2025