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	13 Jacaranda Drive, Diamond Creek Vic 3089

Indicative selling price

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

Single price $1,365,000

Median sale price

Median price $1,135,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	63 Everleigh Dr DIAMOND CREEK 3089	$1,305,000	28/08/2025
2	23 Nicole Cr DIAMOND CREEK 3089	$1,426,357	19/08/2025
3	83 Oronsay Cr DIAMOND CREEK 3089	$1,330,000	17/05/2025

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: 30/10/2025 10:55

13 Jacaranda Drive, Diamond Creek Vic 3089

Luke Coventry
03 9432 1444
0411 233 579
lukecoventry@jelliscraig.com.au



5 2 2

Property Type: House
Land Size: 855 sqm approx

Agent Comments

Indicative Selling Price
$1,365,000
Median House Price
September quarter 2025: $1,135,000

Comparable Properties



63 Everleigh Dr DIAMOND CREEK 3089 (REI)

4 2 2

Price: $1,305,000
Method: Private Sale
Date: 28/08/2025
Property Type: House (Res)
Land Size: 799 sqm approx

Agent Comments



23 Nicole Cr DIAMOND CREEK 3089 (REI)

4 2 2

Price: $1,426,357
Method: Private Sale
Date: 19/08/2025
Property Type: House
Land Size: 872 sqm approx

Agent Comments



83 Oronsay Cr DIAMOND CREEK 3089 (REI/VG)

4 3 3

Price: $1,330,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 756 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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