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	5 Bishop Avenue, Diamond Creek Vic 3089

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,059,500 Property Type House Suburb Diamond Creek

Period - From 01/07/2024 to 30/06/2025 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	141 Broad Gully Rd DIAMOND CREEK 3089	$860,000	26/06/2025
2	51 Broad Gully Rd DIAMOND CREEK 3089	$897,000	24/06/2025
3	3 Campbell St DIAMOND CREEK 3089	$881,000	09/05/2025

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: 09/09/2025 13:09

5 Bishop Avenue, Diamond Creek Vic 3089

JellisCraig

Tony McDougall
9718 2222
0408 305 463
tonymcdougall@jelliscraig.com.au



3 2

Rooms: 5
Property Type: House
Land Size: 572 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
Year ending June 2025: $1,059,500

Comparable Properties



141 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

3 1 3

Price: $860,000
Method: Private Sale
Date: 26/06/2025
Property Type: House
Land Size: 791 sqm approx

Agent Comments



51 Broad Gully Rd DIAMOND CREEK 3089 (REI)

3 1 1

Price: $897,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 585 sqm approx

Agent Comments



3 Campbell St DIAMOND CREEK 3089 (REI/VG)

3 1 2

Price: $881,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 359 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata .com.au

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