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 | 14 MITCHELL COURT DIAMOND CREEK VIC 3089 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $980,000 | & | $1,050,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,100,000 | Property type | House | Suburb | Diamond Creek |
| Period-from | 01 Nov 2024 | to | 31 Oct 2025 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 15 STRATHAIRD CLOSE DIAMOND CREEK VIC 3089 | $1,000,000 | 14-Nov-25 |
| 202 MAIN HURSTBRIDGE ROAD DIAMOND CREEK VIC 3089 | $1,035,000 | 22-Oct-25 |
| 3 KOOKABURRA RISE DIAMOND CREEK VIC 3089 | $1,020,000 | 17-Sep-25 |

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 6 months.~~

This Statement of Information was prepared on: 20 November 2025

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**15 STRATHAIRD CLOSE DIAMOND CREEK VIC 3089**

3 2 2

Sold Price RS $1,000,000 Sold Date 14-Nov-25

Distance 1.36km



**202 MAIN HURSTBRIDGE ROAD DIAMOND CREEK VIC 3089**

4 2 4

Sold Price RS $1,035,000 Sold Date 22-Oct-25

Distance 1.64km



**3 KOOKABURRA RISE DIAMOND CREEK VIC 3089**

4 2 2

Sold Price RS $1,020,000 Sold Date 17-Sep-25

Distance 1.87km

**RS** = Recent sale **UN** = Undisclosed Sale

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