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	45 Grassy Flat Road, Diamond Creek VIC 3089

Indicative selling price

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

Range between $820,000 & $860,000

Median sale price

Median price $1,051,000 Property Type House Suburb Diamond Creek

Period - From 22/04/2025 to 21/10/2025 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
31 Galatea Street Diamond Creek VIC	$850,000	28/04/2025
141 Broad Gully Road Diamond Creek VIC	$860,000	26/06/2025
28 Bishop Avenue Diamond Creek VIC	$865,000	18/09/2025

This Statement of Information was prepared on: 22/10/2025