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	2/7 DIAMOND VIEWS DRIVE 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	$800,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$800,000	Property type	Unit	Suburb	Diamond Creek
Period-from	01 Oct 2024	to	30 Sep 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
3/5 DIAMOND VIEWS DRIVE DIAMOND CREEK VIC 3089	$900,000	22-Aug-25
14-16 COLLINS STREET DIAMOND CREEK VIC 3089	$825,000	03-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: 21 October 2025

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3/5 DIAMOND VIEWS DRIVE DIAMOND CREEK VIC 3089

3 2 2

Sold Price RS **$900,000** Sold Date **22-Aug-25**

Distance **0.02km**



14-16 COLLINS STREET DIAMOND CREEK VIC 3089

2 2 2

Sold Price RS **$825,000** Sold Date **03-Sep-25**

Distance **1.46km**

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

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