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	11 Lilian Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,064,000 Property Type House Suburb Diamond Creek

Period - From 20/10/2024 to 19/10/2025 Source Property Data

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	1 Paphos Ct PLENTY 3090	$1,500,000	14/10/2025
2	2 Hillcrest Rd ELTHAM NORTH 3095	$1,500,000	12/06/2025
3	44 Craig Rd PLENTY 3090	$1,600,000	02/05/2025

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: 20/10/2025 09:37

11 Lilian Court, Diamond Creek Vic 3089

Tom Kurtschenko
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4 2 2

Rooms: 6
Property Type: House
Land Size: 983 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
20/10/2024 - 19/10/2025: $1,064,000

Comparable Properties



1 Paphos Ct PLENTY 3090 (REI)

4 2 3

Price: $1,500,000
Method: Private Sale
Date: 14/10/2025
Rooms: 9
Property Type: House (Res)
Land Size: 1330 sqm approx

Agent Comments



2 Hillcrest Rd ELTHAM NORTH 3095 (REI/VG)

4 2 2

Price: $1,500,000
Method: Sold Before Auction
Date: 12/06/2025
Property Type: House (Res)
Land Size: 758 sqm approx

Agent Comments



44 Craig Rd PLENTY 3090 (REI/VG)

4 2 2

Price: $1,600,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 1060 sqm approx

Agent Comments

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