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	19 Wentworth Close, Diamond Creek Vic 3089

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,135,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2025 to 30/09/2025 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	37 Wayland Ct DIAMOND CREEK 3089	$1,230,000	21/10/2025
2	3 Penton Ct DIAMOND CREEK 3089	$1,191,000	22/09/2025
3	4 Diamond Views Dr DIAMOND CREEK 3089	$1,220,000	02/09/2025

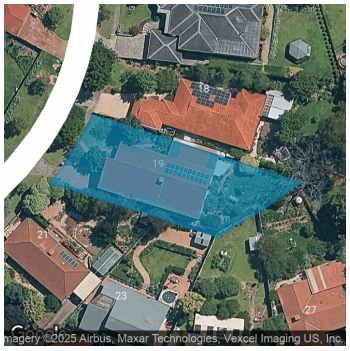
OR

~~**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: 12/12/2025 15:29

19 Wentworth Close, Diamond Creek Vic 3089

Ian Mason
(03) 9718 2222
0418 597 176
ianmason@jelliscraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
September quarter 2025: $1,135,000

Comparable Properties



37 Wayland Ct DIAMOND CREEK 3089 (REI/VG)

3 2 2

Agent Comments

Price: $1,230,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: House (Res)
Land Size: 832 sqm approx



3 Penton Ct DIAMOND CREEK 3089 (REI/VG)

3 2 2

Agent Comments

Price: $1,191,000
Method: Private Sale
Date: 22/09/2025
Property Type: House (Res)
Land Size: 802 sqm approx



4 Diamond Views Dr DIAMOND CREEK 3089 (REI/VG)

4 3 2

Agent Comments

Price: $1,220,000
Method: Private Sale
Date: 02/09/2025
Property Type: House
Land Size: 624 sqm approx

Account - Jellis Craig | P: 03 94321444

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