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 NORMA STREET 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	$950,000	&	$1,020,000

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
100 LAMBERT STREET DIAMOND CREEK VIC 3089	$985,500	24-Oct-25
15 IRONBARK ROAD DIAMOND CREEK VIC 3089	$985,000	10-Jul-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.~~

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100 LAMBERT STREET DIAMOND CREEK VIC 3089

3 2 2

Sold Price RS $985,500 Sold Date 24-Oct-25

Distance 1.06km



15 IRONBARK ROAD DIAMOND CREEK VIC 3089

4 2 1

Sold Price $985,000 Sold Date 10-Jul-25

Distance 1.19km



3 KOOKABURRA RISE DIAMOND CREEK VIC 3089

4 2 2

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

Distance 1.68km

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

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