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	2/28 Bruce Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between $640,000 & $690,000

Median sale price

Median price $750,000 Property Type Unit Suburb Diamond Creek

Period - From 01/10/2024 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	3/29 Sunnyside Cr WATTLE GLEN 3096	$690,000	03/12/2025
2	1/24 Coniston St DIAMOND CREEK 3089	$635,000	24/11/2025
3	6/86-92 Main Hurstbridge Rd DIAMOND CREEK 3089	$605,000	23/09/2025

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: 23/12/2025 12:13

2/28 Bruce Street, Diamond Creek Vic 3089

Daniel O'Regan
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Property Type: House (Res)
Land Size: 421 sqm approx

Agent Comments

Indicative Selling Price
$640,000 - $690,000
Median Unit Price
Year ending September 2025: $750,000

Comparable Properties



3/29 Sunnyside Cr WATTLE GLEN 3096 (REI)

2 1 2

Price: $690,000
Method: Private Sale
Date: 03/12/2025
Rooms: 3
Property Type: Unit
Land Size: 224 sqm approx

Agent Comments



1/24 Coniston St DIAMOND CREEK 3089 (REI)

3 1 1

Price: $635,000
Method: Private Sale
Date: 24/11/2025
Property Type: Unit

Agent Comments



6/86-92 Main Hurstbridge Rd DIAMOND CREEK 3089 (REI)

2 1 1

Price: $605,000
Method: Private Sale
Date: 23/09/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 94321444

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