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<br>Including suburb and postcode | 9 Fyffe Street, Diamond Creek Vic 3089 |

## Indicative selling price

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

Range between $800,000 & $850,000

## Median sale price

Median price $1,060,000 Property Type House Suburb Diamond Creek

Period - From 01/01/2025 to 31/12/2025 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 | 15 Bage St DIAMOND CREEK 3089 | $810,500 | 20/12/2025 |
| 2 | 16 Kelly St DIAMOND CREEK 3089 | $805,000 | 03/10/2025 |
| 3 | 28 Bishop Av DIAMOND CREEK 3089 | $865,000 | 18/09/2025 |

**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: 15/01/2026 12:06

# 9 Fyffe Street, Diamond Creek Vic 3089

JellisCraig

Justin Booth
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3 1 1

**Property Type:** House
**Land Size:** 447 sqm approx

Agent Comments

**Indicative Selling Price**
$800,000 - $850,000
**Median House Price**
Year ending December 2025: $1,060,000

## Comparable Properties



**15 Bage St DIAMOND CREEK 3089 (REI)**

3 1 2

**Price:** $810,500
**Method:** Auction Sale
**Date:** 20/12/2025
**Property Type:** House (Res)
**Land Size:** 558 sqm approx

Agent Comments



**16 Kelly St DIAMOND CREEK 3089 (REI/VG)**

3 1 1

**Price:** $805,000
**Method:** Private Sale
**Date:** 03/10/2025
**Property Type:** House
**Land Size:** 170 sqm approx

Agent Comments



**28 Bishop Av DIAMOND CREEK 3089 (REI/VG)**

3 1 2

**Price:** $865,000
**Method:** Private Sale
**Date:** 18/09/2025
**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 790 sqm approx

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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