

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

51-69 Black Gully Road, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$550,000

Property Type Vacant land

Suburb Diamond Creek

Period - From 13/03/2025

to 12/03/2026

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	51-69 Black Gully Rd DIAMOND CREEK 3089	\$2,000,000	28/05/2025
2			
3			

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:

13/03/2026 12:07

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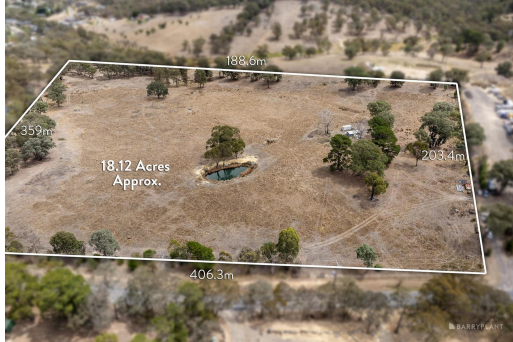
joel@integrityrealestate.com.au

Indicative Selling Price

\$1,800,000

Median Land Price

13/03/2025 - 12/03/2026: \$550,000



Property Type: Land (Res)

Land Size: 73346 sqm approx

Agent Comments

Comparable Properties



51-69 Black Gully Rd DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$2,000,000

Method: Private Sale

Date: 28/05/2025

Property Type: Land (Res)

Land Size: 73346 sqm approx

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.