

# 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

123 Lambert Street, Diamond Creek VIC 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$870,000

&

\$930,000

### Median sale price

Median price

\$1,091,000

Property Type

House

Suburb

Diamond Creek

Period - From

05/09/2025

to

04/03/2026

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
94 Oronsay Crescent Diamond Creek VIC	\$910,000	15/12/2025
82 Broad Gully Road, Diamond Creek	\$961,000	25/11/2025

This Statement of Information was prepared on:

05/03/2026