

# 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 21 Louis Buvelot Wynd, 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 \$1,200,000 & \$1,300,000

### 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	7 Acworth Ct GREENSBOROUGH 3088	\$1,275,000	18/11/2025
2	59 Allumba Dr ST HELENA 3088	\$1,250,000	09/10/2025
3	64 Parry Rd ELTHAM NORTH 3095	\$1,200,000	30/09/2025

**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.~~

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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending December 2025: \$1,060,000



**Property Type:** Land

**Land Size:** 803 sqm approx

**Agent Comments**

## Comparable Properties



**7 Acworth Ct GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**



**Price:** \$1,275,000

**Method:** Private Sale

**Date:** 18/11/2025

**Property Type:** House

**Land Size:** 694 sqm approx



**59 Allumba Dr ST HELENA 3088 (REI/VG)**

**Agent Comments**



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 09/10/2025

**Property Type:** House (Res)

**Land Size:** 944 sqm approx



**64 Parry Rd ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 30/09/2025

**Property Type:** House

**Land Size:** 675 sqm approx

**Account - Jellis Craig | P: 03 94321444**