

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

17 The Parkway, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

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	14 Mitchell Ct DIAMOND CREEK 3089	\$1,060,000	24/11/2025
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:

19/03/2026 12:42

Daniel O'Regan

03 9432 1444

0403 662 260

danieloregan@jelliscraig.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

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



Rooms: 5

Property Type: House (Res)

Land Size: 795 sqm approx

Agent Comments

Comparable Properties



14 Mitchell Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 24/11/2025

Property Type: House (Res)

Land Size: 785 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.