

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 5 Parook Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$890,000 & \$940,000

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	19 Chusan Ct DIAMOND CREEK 3089	\$891,000	25/02/2026
2	8 Perversi Av DIAMOND CREEK 3089	\$950,000	04/02/2026
3	1 Lanvos Dr DIAMOND CREEK 3089	\$925,000	15/12/2025

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: 06/03/2026 11:08

Justin Booth
 03 9431 1222
 0417 034 369
 justinbooth@jellisrcraig.com.au



3 2 2

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price
 \$890,000 - \$940,000
Median House Price
 Year ending December 2025: \$1,060,000

Comparable Properties



19 Chusan Ct DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 2

Price: \$891,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 687 sqm approx



8 Perversi Av DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 04/02/2026

Property Type: House

Land Size: 1004 sqm approx

1 Lanvos Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 2 2

Price: \$925,000

Method: Private Sale

Date: 15/12/2025

Rooms: 4

Property Type: House (Res)

Land Size: 818 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192