

# 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

6 Price Court, 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 \$1,050,000 & \$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	2 Norma St DIAMOND CREEK 3089	\$1,020,000	31/01/2026
2	19 Macdhui Av ELTHAM NORTH 3095	\$1,060,000	19/01/2026
3	20 Citriodora Ct DIAMOND CREEK 3089	\$1,132,000	25/09/2025

**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.~~

This Statement of Information was prepared on:

18/03/2026 12:06

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**Indicative Selling Price**

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

**Median House Price**

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



3   1   2

**Property Type:** House (Res)

**Land Size:** 803 sqm approx

Agent Comments

## Comparable Properties



**2 Norma St DIAMOND CREEK 3089 (REI)**

Agent Comments

3   2   2

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 31/01/2026

**Property Type:** House

**Land Size:** 977 sqm approx



**19 Macdhui Av ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 19/01/2026

**Property Type:** House (Res)

**Land Size:** 550 sqm approx



**20 Citriodora Ct DIAMOND CREEK 3089 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,132,000

**Method:** Private Sale

**Date:** 25/09/2025

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 757 sqm approx

Account - Jellis Craig | P: 03 94321444



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