

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

9 Emu Court, Diamond Creek VIC 3089

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,102,500

Property Type

House

Suburb

Diamond Creek

Period - From

20/10/2025

to

19/04/2026

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 |
|---------------------------------------|-------------|--------------|
| 16 Nillumbik Square Diamond Creek VIC | \$1,350,000 | 13/03/2026 |
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| | | |

This Statement of Information was prepared on:

20/04/2026