

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

13 CURRAWONG 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)

Single price

or range between

\$1,540,000

&amp;

\$1,580,000

## Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

DIAMOND CREEK, VIC 3089

Period - From

01/26

to

03/26

Source

Cotality

## Comparable property sales

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 COTTAGE PLACE, ST HELENA, VIC 3088

\$1,465,000

19/02/26

3 LUSCOMBE DRIVE, DIAMOND CREEK, VIC 3089

\$1,648,000

12/02/26

87 BELLBIRD ROAD, DIAMOND CREEK, VIC 3089

\$1,640,000

20/01/26

This Statement of Information was prepared on: 22/02/2026