

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

16 Victoria Street, Diamond Creek Vic 3089
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Indicative selling price

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

Range between

\$690,000

 &

\$759,000

Median sale price

Median price

\$1,064,000

 Property Type

House

 Suburb

Diamond Creek

Period - From

01/10/2024

 to

30/09/2025

 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	30 Edinburgh St DIAMOND CREEK 3089	\$712,000	28/10/2025
2	2/31 Haley St DIAMOND CREEK 3089	\$750,000	07/07/2025
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:

24/11/2025 13:01



Property Type:

Agent Comments

Comparable Properties



30 Edinburgh St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$712,000

Method: Private Sale

Date: 28/10/2025

Property Type: House

Land Size: 540 sqm approx

2/31 Haley St DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 07/07/2025

Rooms: 4

Property Type: Unit

Land Size: 231 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.

Account - Jellis Craig | P: 03 94321444