

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

1/43 Clyde Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Diamond Creek

Period - From 19/11/2024 to 18/11/2025 Source Property Data

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	3 Gregg St DIAMOND CREEK 3089	\$970,000	06/10/2025
2	9 Ryefield Ct DIAMOND CREEK 3089	\$965,000	22/07/2025
3	15 Ironbark Rd DIAMOND CREEK 3089	\$985,000	10/07/2025

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:

19/11/2025 15:23

Ian Mason
(03) 9718 2222
0418 597 176

ianmason@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

19/11/2024 - 18/11/2025: \$1,060,000



Property Type:

Agent Comments

Comparable Properties



3 Gregg St DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 06/10/2025

Property Type: House

Land Size: 432 sqm approx



9 Ryefield Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$965,000

Method: Private Sale

Date: 22/07/2025

Property Type: House

Land Size: 874 sqm approx



15 Ironbark Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$985,000

Method: Private Sale

Date: 10/07/2025

Property Type: House

Land Size: 586 sqm approx

Account - Jellis Craig | P: 03 94321444