

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 Nillumbik Square, 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 \$1,060,000 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	184 Main Hurstbridge Rd DIAMOND CREEK 3089	\$1,330,000	16/02/2026
2	6 Chisholm Ct DIAMOND CREEK 3089	\$1,300,000	19/11/2025
3	17 Brownlow Dr DIAMOND CREEK 3089	\$1,280,000	24/09/2025

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.~~

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

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



Property Type: Land

Land Size: 1802 sqm approx

Agent Comments

Comparable Properties

184 Main Hurstbridge Rd DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,330,000

Method:

Date: 16/02/2026

Property Type: House



6 Chisholm Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 19/11/2025

Property Type: House (Res)

Land Size: 812 sqm approx



17 Brownlow Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 24/09/2025

Property Type: House

Land Size: 863 sqm approx

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