

# 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

17 Watkins Street, 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)

Range between \$830,000 & \$860,000

### 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	9 Fyffe St DIAMOND CREEK 3089	\$850,000	24/01/2026
2	3 Fairview Cr DIAMOND CREEK 3089	\$835,000	01/01/2026
3	1 Kingsbury Ct DIAMOND CREEK 3089	\$850,000	03/10/2025

**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:

12/02/2026 15:09

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**Indicative Selling Price**

\$830,000 - \$860,000

**Median House Price**

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



**Property Type:** House  
**Land Size:** 652 sqm approx  
**Agent Comments**

## Comparable Properties



**9 Fyffe St DIAMOND CREEK 3089 (REI)**

[Agent Comments](#)



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 24/01/2026  
**Property Type:** House  
**Land Size:** 447 sqm approx

**3 Fairview Cr DIAMOND CREEK 3089 (REI)**

[Agent Comments](#)



**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 01/01/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**1 Kingsbury Ct DIAMOND CREEK 3089 (VG)**

[Agent Comments](#)



**Price:** \$850,000  
**Method:** Sale  
**Date:** 03/10/2025  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 655 sqm approx

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