

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

22 Edmonds Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,090,000 Property Type House Suburb Diamond Creek

Period - From 01/10/2023 to 30/09/2024 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	11 Ness St DIAMOND CREEK 3089	\$885,000	10/12/2024
2	1/32 Clyde St DIAMOND CREEK 3089	\$826,000	02/11/2024
3	64 Clyde St DIAMOND CREEK 3089	\$817,650	14/10/2024

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:

14/01/2025 16:19

22 Edmonds Street, Diamond Creek Vic 3089



 3  1  1

Property Type: House
Land Size: 825 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
Year ending September 2024: \$1,090,000

Comparable Properties



11 Ness St DIAMOND CREEK 3089 (REI)

[Agent Comments](#)

 3  1  2

Price: \$885,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 594 sqm approx



1/32 Clyde St DIAMOND CREEK 3089 (REI)

[Agent Comments](#)

 3  2  3

Price: \$826,000
Method: Private Sale
Date: 02/11/2024
Rooms: 5
Property Type: House (Res)
Land Size: 457 sqm approx



64 Clyde St DIAMOND CREEK 3089 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$817,650
Method: Private Sale
Date: 14/10/2024
Property Type: House (Res)
Land Size: 731 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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