

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

74 Grassy Flat Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,071,500

Property Type

House

Suburb

Diamond Creek

Period - From

01/04/2024

to

31/03/2025

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 Egan St DIAMOND CREEK 3089	\$1,100,000	25/02/2025
2	2 Lotus Ct DIAMOND CREEK 3089	\$1,120,000	22/11/2024
3	9 Haley St DIAMOND CREEK 3089	\$1,030,000	30/10/2024

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:

17/04/2025 10:13

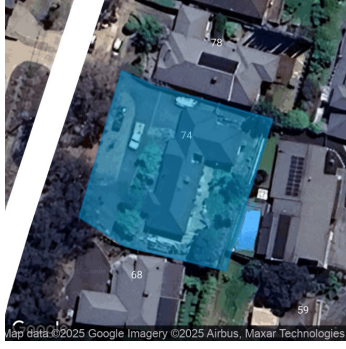
74 Grassy Flat Road, Diamond Creek Vic 3089

Kylie McGrath

03 9435 8866

0417 856 698

kylie.mcgrath@raywhite.com



Property Type: House (Previously Occupied - Detached)

Land Size: 1317 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2025: \$1,071,500

Comparable Properties



9 Egan St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 25/02/2025

Property Type: House

Land Size: 1019 sqm approx



2 Lotus Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,120,000

Method: Private Sale

Date: 22/11/2024

Property Type: House (Res)

Land Size: 723 sqm approx

9 Haley St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 30/10/2024

Rooms: 6

Property Type: House (Res)

Land Size: 709 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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