

# 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 Yellowbox Way, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,115,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2024 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	30 Moray St DIAMOND CREEK 3089	\$1,190,000	26/09/2024
2	7 Grassy Flat Rd DIAMOND CREEK 3089	\$1,210,000	25/09/2024
3	9 Daina Ct DIAMOND CREEK 3089	\$1,215,000	01/06/2024

**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: 29/10/2024 13:50



**Property Type:** Land  
**Land Size:** 700 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
September quarter 2024: \$1,115,000

## Comparable Properties



**30 Moray St DIAMOND CREEK 3089 (REI)**

**Agent Comments**



**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 26/09/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx



**7 Grassy Flat Rd DIAMOND CREEK 3089 (REI)**

**Agent Comments**



**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 25/09/2024  
**Property Type:** House (Res)  
**Land Size:** 709 sqm approx



**9 Daina Ct DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**



**Price:** \$1,215,000  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)  
**Land Size:** 900 sqm approx

**Account - Jellis Craig | P: 03 94321444**