

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

8/27 Old Aqueduct Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$950,000 & \$1,025,000

Median sale price

Median price \$1,042,500 Property Type House Suburb Diamond Creek

Period - From 26/07/2023 to 25/07/2024 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	7 Pardalote Rise DIAMOND CREEK 3089	\$1,200,000	13/07/2024
2	11 Lacebark Dr ST HELENA 3088	\$1,180,000	01/07/2024
3	52 Parry Rd ELTHAM NORTH 3095	\$970,000	30/06/2024

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:

26/07/2024 11:37



3 2 2

Rooms: 7

Property Type: House

Land Size: 327 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$950,000 - \$1,025,000

Median House Price

26/07/2023 - 25/07/2024: \$1,042,500

Comparable Properties



7 Pardalote Rise DIAMOND CREEK 3089 (REI) [Agent Comments](#)

4 3 2

Price: \$1,200,000

Method: Private Sale

Date: 13/07/2024

Property Type: House

Land Size: 550 sqm approx



11 Lacebark Dr ST HELENA 3088 (REI) [Agent Comments](#)

3 2 2

Price: \$1,180,000

Method: Private Sale

Date: 01/07/2024

Property Type: House

Land Size: 306 sqm approx



52 Parry Rd ELTHAM NORTH 3095 (REI) [Agent Comments](#)

3 1 2

Price: \$970,000

Method: Private Sale

Date: 30/06/2024

Property Type: House (Res)

Land Size: 653 sqm approx

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