

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

73 David Hockney Drive, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$1,450,000

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	18 Old Aqueduct Rd DIAMOND CREEK 3089	\$1,400,000	03/10/2024
2	20 Cockatiel PI DIAMOND CREEK 3089	\$1,416,000	12/09/2024
3	2 Tyrone Ct ST HELENA 3088	\$1,451,000	24/07/2024

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:

21/12/2024 12:15

73 David Hockney Drive, Diamond Creek Vic 3089

Kylie McGrath
03 9435 8866
0417 856 698

kylie.mcgrath@raywhite.com



 3  2  2

Property Type: House
Land Size: 801 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000

Median House Price
September quarter 2024: \$1,115,000

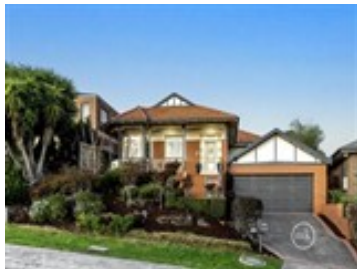
Comparable Properties

18 Old Aqueduct Rd DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$1,400,000
Method: Private Sale
Date: 03/10/2024
Rooms: 7
Property Type: House (Res)
Land Size: 743 sqm approx



20 Cockatiel PI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,416,000
Method: Private Sale
Date: 12/09/2024
Property Type: House
Land Size: 790 sqm approx



2 Tyrone Ct ST HELENA 3088 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,451,000
Method: Private Sale
Date: 24/07/2024
Property Type: House
Land Size: 991 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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