

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 36 Discovery Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$585,000 & \$640,000

Median sale price

Median price \$542,000 Property Type Vacant land Suburb Diamond Creek

Period - From 14/12/2023 to 13/12/2024 Source Property Data

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	10 Emu Ct DIAMOND CREEK 3089	\$630,000	06/11/2024
2	1 Vale Rd DIAMOND CREEK 3089	\$580,000	08/08/2024
3	21 Serenity Pl DIAMOND CREEK 3089	\$600,000	17/06/2024

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: 14/12/2024 17:43

36 Discovery Drive, Diamond Creek Vic 3089

Kylie McGrath

03 9435 8866

0417 856 698

kylie.mcgrath@raywhite.com



🛏 0 🚗 0 🚗 0

Property Type: Land
Land Size: 1182 sqm approx
Agent Comments

Indicative Selling Price

\$585,000 - \$640,000

Median Land Price

14/12/2023 - 13/12/2024: \$542,000

Comparable Properties



10 Emu Ct DIAMOND CREEK 3089 (REI)

Agent Comments

🛏 - 🚗 - 🚗 -

Price: \$630,000
Method: Private Sale
Date: 06/11/2024
Property Type: Land (Res)
Land Size: 1548 sqm approx

1 Vale Rd DIAMOND CREEK 3089 (VG)

Agent Comments

🛏 - 🚗 - 🚗 -

Price: \$580,000
Method: Sale
Date: 08/08/2024
Property Type: Land
Land Size: 696 sqm approx



21 Serenity Pl DIAMOND CREEK 3089 (REI/VG)

Agent Comments

🛏 - 🚗 - 🚗 -

Price: \$600,000
Method: Private Sale
Date: 17/06/2024
Property Type: Land
Land Size: 1025 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.