

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

11 Fairview Crescent, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$895,000 & \$980,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Diamond Creek

Period - From 01/01/2024 to 31/12/2024 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	15 Herberts La DIAMOND CREEK 3089	\$902,500	30/01/2025
2	99 Lambert St DIAMOND CREEK 3089	\$935,000	28/01/2025
3	3 Grassy Flat Rd DIAMOND CREEK 3089	\$947,000	19/10/2024

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:

13/03/2025 18:56



3 1 2

Property Type: House (Res)
Land Size: 816 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$980,000
Median House Price
Year ending December 2024: \$1,100,000

Comparable Properties



15 Herberts La DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 2

Price: \$902,500
Method: Private Sale
Date: 30/01/2025
Rooms: 4
Property Type: House (Res)
Land Size: 1023 sqm approx



99 Lambert St DIAMOND CREEK 3089 (REI)

Agent Comments

3 1 2

Price: \$935,000
Method: Private Sale
Date: 28/01/2025
Property Type: House
Land Size: 938 sqm approx



3 Grassy Flat Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 1 1

Price: \$947,000
Method: Private Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 741 sqm approx

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