

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

17 Mitchell Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	23 Nillumbik Sq DIAMOND CREEK 3089	\$1,300,000	15/02/2025
2	12 Cockatiel PI DIAMOND CREEK 3089	\$1,382,500	29/11/2024
3	2 Ormonde Ct DIAMOND CREEK 3089	\$1,282,000	09/10/2024

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:

25/02/2025 09:07



5 3 2

Property Type: House (Previously Occupied - Detached)
Land Size: 888 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2024: \$1,100,000

Comparable Properties



23 Nillumbik Sq DIAMOND CREEK 3089 (REI)

[Agent Comments](#)

4 2 4

Price: \$1,300,000
Method: Private Sale
Date: 15/02/2025
Rooms: 8
Property Type: House (Res)
Land Size: 1380 sqm approx



12 Cockatiel PI DIAMOND CREEK 3089 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,382,500
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 793 sqm approx



2 Ormonde Ct DIAMOND CREEK 3089 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,282,000
Method: Sold Before Auction
Date: 09/10/2024
Property Type: House (Res)
Land Size: 731 sqm approx