

# 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

14 Dering Street, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,071,500 Property Type House Suburb Diamond Creek

Period - From 01/04/2024 to 31/03/2025 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 Parry Rd ELTHAM NORTH 3095	\$1,070,000	18/03/2025
2	3 Ormonde Ct DIAMOND CREEK 3089	\$1,100,000	25/11/2024
3	20 Canton Ct DIAMOND CREEK 3089	\$1,064,000	24/10/2024

**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:

12/04/2025 11:43

14 Dering Street, Diamond Creek Vic 3089

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Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending March 2025: \$1,071,500

## Comparable Properties



18 Parry Rd ELTHAM NORTH 3095 (REI)

Agent Comments



**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 745 sqm approx



3 Ormonde Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 25/11/2024  
**Rooms:** 11  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx



20 Canton Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



**Price:** \$1,064,000  
**Method:** Private Sale  
**Date:** 24/10/2024  
**Property Type:** House  
**Land Size:** 1000 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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