

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

10 James Cook Drive, Diamond Creek VIC 3089

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$1,110,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/08/2024

to

31/01/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
201 Broad Gully Road Diamond Creek VIC	\$1,020,000	21/11/2024

This Statement of Information was prepared on:

01/02/2025

10 James Cook Drive, Diamond Creek VIC 3089



 3  2  0

Property Type: House

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Indicative Selling Price

-

Median House Price

Year ending January 2025: \$1,110,000

Comparable Properties



201 Broad Gully Road Diamond Creek VIC

 3   2

Price: \$1,020,000

Date: 21/11/2024

Property Type: House

Land Size: 7723 sqm approx

Account - Morrison Kleeman Diamond Creek | P: 9989 3377



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