

## 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

40 PHIPPS CRESCENT DIAMOND CREEK VIC 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$899,999

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,061,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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 6 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

15 DERING STREET DIAMOND CREEK VIC 3089	\$885,000	12-Sep-24
9 HELEN COURT DIAMOND CREEK VIC 3089	\$955,000	17-Sep-24
17 GRASSY FLAT ROAD DIAMOND CREEK VIC 3089	\$900,000	03-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 07 December 2024



## 15 DERING STREET DIAMOND CREEK VIC 3089

 4  2  2

Sold Price

**\$885,000**

Sold Date

**12-Sep-24**

Distance

**0.93km**



## 9 HELEN COURT DIAMOND CREEK VIC 3089

 4  2  2

Sold Price

**\$955,000**

Sold Date

**17-Sep-24**

Distance

**1.14km**



## 17 GRASSY FLAT ROAD DIAMOND CREEK VIC 3089

 5  2  2

Sold Price

**\$900,000**

Sold Date

**03-Sep-24**

Distance

**1.71km**

RS = Recent sale

UN = Undisclosed Sale

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