

# 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

1/8 Ironbark Road, 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)

Range between

\$875,000

&

\$925,000

### Median sale price

Median price

\$1,103,000

Property Type

House

Suburb

Diamond creek

Period - From

23/06/2024

to

22/12/2024

Source

price\_finder

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

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/111 Broad Gully Road, Diamond Creek VIC 3089	\$840,000	13/11/2024
2	8 Waigo Way Diamond Creek Vic 3089	\$850,000	23/08/2024
3	19 Harmony Drive Diamond Creek Vic 3089	\$857,000	14/07/2024

This Statement of Information was prepared on:

23/12/2024

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.