Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 10 Knightsbridge Place, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,220,000 & \$1,320,000

Median sale price

Median price	\$990,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/01/2025	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

7,01	aress of comparable property	1 1100	Date of Sale
1	13 Haversack Ct DIAMOND CREEK 3089	\$1,220,000	24/05/2025
2	28 Brownlow Dr DIAMOND CREEK 3089	\$1,352,000	02/05/2025
3	123 Everleigh Dr DIAMOND CREEK 3089	\$1,250,000	15/02/2025

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:	29/05/2025 14:08
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Date of sale











Property Type: House **Land Size:** 728 sqm approx

Agent Comments

Indicative Selling Price \$1,220,000 - \$1,320,000 Median House Price March quarter 2025: \$990,000

Comparable Properties

13 Haversack Ct DIAMOND CREEK 3089 (REI)

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Agent Comments

Price: \$1,220,000 **Method:** Auction Sale **Date:** 24/05/2025

Property Type: House (Res) Land Size: 600 sqm approx



28 Brownlow Dr DIAMOND CREEK 3089 (REI)

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Price: \$1,352,000





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Agent Comments

Method: Private Sale
Date: 02/05/2025
Property Type: House

Property Type: House (Res) **Land Size:** 1024 sqm approx

Agent Comments



123 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)

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Price: \$1,250,000 **Method:** Private Sale **Date:** 15/02/2025 **Rooms:** 11

Property Type: House (Res) Land Size: 574 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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