Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	
Including suburb and	Too Earnbert Officet, Diamond Office VIO 5005

postcode

Indicative selling price

Property offered for sale

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

Range between \$940,000 & \$990,000

Median sale price

Median price	\$1,050,000	Pro	operty Type Ho	ouse		Suburb	Diamond Creek
Period - From	14/04/2025	to	13/10/2025	So	urce	price_fir	nder

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

В* 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
36 Collins Street Diamond Creek VIC	\$960,000	28/08/2025
3 Gregg Street, Diamond Creek	\$970,000	06/10/2025

This Statement of Information was prepared on:	14/10/2025

