

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

15 Ironbark Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,071,500 Property Type House Suburb Diamond Creek

Period - From 01/04/2024 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		Price	Date of sale
1	14 Helen Ct DIAMOND CREEK 3089	\$920,000	17/05/2025
2	2 Felicia Rise DIAMOND CREEK 3089	\$940,000	11/04/2025
3	2 Stone St DIAMOND CREEK 3089	\$975,000	19/03/2025

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:

04/07/2025 10:37



Property Type: House

Land Size: 586 sqm approx

Agent Comments

Parking for a caravan or a large vehicle.

Comparable Properties



14 Helen Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 17/05/2025

Property Type: House

Land Size: 697 sqm approx



2 Felicia Rise DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 11/04/2025

Rooms: 5

Property Type: House (Res)

Land Size: 801 sqm approx



2 Stone St DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$975,000

Method: Private Sale

Date: 19/03/2025

Rooms: 6

Property Type: House (Res)

Land Size: 614 sqm approx