

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

2/12 DERING STREET DIAMOND CREEK VIC 3089

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Diamond Creek

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

2/31 HALEY STREET DIAMOND CREEK VIC 3089	\$750,000	07-Jul-25
2/30 BRUCE STREET DIAMOND CREEK VIC 3089	\$800,000	14-Oct-25

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: 20 October 2025



2/31 HALEY STREET DIAMOND CREEK VIC 3089

2 2 1

Sold Price **\$750,000** Sold Date **07-Jul-25**

Distance **0.46km**



2/30 BRUCE STREET DIAMOND CREEK VIC 3089

3 1 1

Sold Price ^{RS} **\$800,000** Sold Date **14-Oct-25**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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