

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

2/7 DIAMOND VIEWS DRIVE 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

\$800,000

&

\$850,000

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

3/5 DIAMOND VIEWS DRIVE DIAMOND CREEK VIC 3089	\$900,000	22-Aug-25
14-16 COLLINS STREET DIAMOND CREEK VIC 3089	\$825,000	03-Sep-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: 21 October 2025



3/5 DIAMOND VIEWS DRIVE DIAMOND CREEK VIC 3089

3 2 2

Sold Price

^{RS} **\$900,000**

Sold Date **22-Aug-25**

Distance **0.02km**



14-16 COLLINS STREET DIAMOND CREEK VIC 3089

2 2 2

Sold Price

^{RS} **\$825,000**

Sold Date **03-Sep-25**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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