

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

20 Everard Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,108,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/04/2025

to

30/06/2025

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	10 Knightsbridge PI DIAMOND CREEK 3089	\$1,355,000	18/06/2025
2	10 Canton Ct DIAMOND CREEK 3089	\$1,350,000	13/06/2025
3	83 Oronsay Cr DIAMOND CREEK 3089	\$1,330,000	17/05/2025

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:

20/08/2025 08:35



 4  2  2

Property Type: House (Res)

Land Size: 951 sqm approx

Agent Comments

Comparable Properties



10 Knightsbridge PI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,355,000

Method: Private Sale

Date: 18/06/2025

Property Type: House (Res)

Land Size: 728 sqm approx



10 Canton Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  4

Price: \$1,350,000

Method: Private Sale

Date: 13/06/2025

Property Type: House

Land Size: 1831 sqm approx



83 Oronsay Cr DIAMOND CREEK 3089 (REI)

Agent Comments

 4  3  3

Price: \$1,330,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)