

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

21 Fairview Crescent, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$970,000

&

\$1,040,000

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	9 Ryefield Ct DIAMOND CREEK 3089	\$965,000	22/07/2025
2	15 Ironbark Rd DIAMOND CREEK 3089	\$985,000	10/07/2025
3	74 Grassy Flat Rd DIAMOND CREEK 3089	\$1,040,000	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:

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Justin Booth
03 9431 1222
0417 034 369
justinbooth@jellisrcraig.com.au

Indicative Selling Price

\$970,000 - \$1,040,000

Median House Price

June quarter 2025: \$1,108,000



 4  2  2

Property Type: House

Land Size: 880 sqm approx

Agent Comments

Comparable Properties



9 Ryefield Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$965,000

Method: Private Sale

Date: 22/07/2025

Property Type: House

Land Size: 874 sqm approx



15 Ironbark Rd DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  -

Price: \$985,000

Method: Private Sale

Date: 10/07/2025

Property Type: House

Land Size: 586 sqm approx



74 Grassy Flat Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  8

Price: \$1,040,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 1317 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192