

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

23 Nicole Crescent, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,280,000

&

\$1,380,000

Median sale price

Median price

\$1,040,000

Property Type

House

Suburb

Diamond Creek

Period - From

14/07/2024

to

13/07/2025

Source

Property Data

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	4 Balmoral Cirt ELTHAM 3095	\$1,300,000	16/05/2025
2	16 David Hockney Dr DIAMOND CREEK 3089	\$1,360,000	03/04/2025
3	17 Mitchell Ct DIAMOND CREEK 3089	\$1,360,555	13/03/2025

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:

14/07/2025 09:57



Rooms: 7

Property Type: House

Land Size: 872 sqm approx

Agent Comments

Comparable Properties



4 Balmoral Cirt ELTHAM 3095 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 814 sqm approx



16 David Hockney Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,360,000

Method: Private Sale

Date: 03/04/2025

Property Type: House

Land Size: 848 sqm approx



17 Mitchell Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,360,555

Method: Private Sale

Date: 13/03/2025

Property Type: House

Land Size: 888 sqm approx