

# 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

27 Serenity Place, Diamond Creek VIC 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,335,000

### Median sale price

Median price

\$1,090,500

Property Type

House

Suburb

Diamond Creek

Period - From

23/06/2025

to

22/12/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5 Serenity Place Diamond Creek Vic 3089	\$1,245,000	20/10/2025
23 Luscombe Drive Diamond Creek Vic 3089	\$1,357,500	23/08/2025
11 Collard Drive Diamond Creek Vic 3089	\$1,300,000	21/08/2025

This Statement of Information was prepared on:

23/12/2025