## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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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

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,051,000	Pro	perty Type Ho	ouse		Suburb	Diamond Creek
Period - From	11/05/2025	to	10/11/2025	Sou	urce	price_fir	nder

#### 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:	11/11/2025

