Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	28 Brownlow Drive, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between	\$1,250,000	&	\$1,350,000
-			

Median sale price

Median price	\$1,028,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price

	areas areas property		
1	118 Everleigh Dr DIAMOND CREEK 3089	\$1,300,000	23/07/2024
2			
3			

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:	31/03/2025 16:37



Date of sale





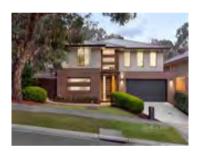


Property Type: House **Land Size:** 1024 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2024: \$1,028,000

Comparable Properties



118 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)

Price: \$1,300,000 **Method:** Private Sale **Date:** 23/07/2024

Property Type: House (Res) **Land Size:** 580 sqm approx

Agent Comments

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.

Account - Barry Plant | P: (03) 9431 1243



