## 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

3 Campbell Street, Diamond Creek Vic 3089

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	v.au	/underquot	ting			
Range betweer	\$800,000		&		\$850,000				
Median sale price									
Median price	\$1,071,500	Pro	Property Type		House		Suburb	Diamond Creek	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3 Dartagook St DIAMOND CREEK 3089	\$800,000	08/04/2025
2	6 Victoria St DIAMOND CREEK 3089	\$835,000	17/02/2025
3	11 Ness St DIAMOND CREEK 3089	\$885,000	10/12/2024

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:

02/05/2025 12:04









Property Type: House Land Size: 359 sqm approx Agent Comments Double auto garage door Indicative Selling Price \$800,000 - \$850,000 Median House Price Year ending March 2025: \$1,071,500

# **Comparable Properties**

3 Dartagook St DIAMOND CREEK 3089 (REI)   3 1 2   Price: \$800,000   Method: Private Sale   Date: 08/04/2025   Property Type: House (Res)   Land Size: 319 sqm approx	Agent Comments
6 Victoria St DIAMOND CREEK 3089 (REI/VG) 3 1 2 Price: \$835,000 Method: Private Sale Date: 17/02/2025 Rooms: 4 Property Type: House (Res) Land Size: 600 sqm approx	Agent Comments
11 Ness St DIAMOND CREEK 3089 (REI/VG)   1 1 2   Price: \$885,000   Method: Private Sale   Date: 10/12/2024   Property Type: House   Land Size: 594 sqm approx	Agent Comments

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



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