

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 Kookaburra Rise, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,108,000

Property Type House

Suburb Diamond Creek

Period - From 01/04/2025

to

30/06/2025

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 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	8 Stone St DIAMOND CREEK 3089	\$915,000	25/07/2025
2	5 Orsova CI ELTHAM NORTH 3095	\$1,230,000	05/02/2025
3	4 Tristan Ct ELTHAM NORTH 3095	\$1,230,000	03/02/2025

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:

26/07/2025 16:15



 4  2  2

Property Type: House
Land Size: 1270 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2025: \$1,108,000

Comparable Properties



8 Stone St DIAMOND CREEK 3089 (REI)

 3  2  2

Agent Comments
3 Bedroom + 1 Study

Price: \$915,000
Method: Private Sale
Date: 25/07/2025
Property Type: House
Land Size: 921 sqm approx



5 Orsova CI ELTHAM NORTH 3095 (REI/VG)

 4  2  5

Agent Comments

Price: \$1,230,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 4621 sqm approx



4 Tristan Ct ELTHAM NORTH 3095 (REI/VG)

 4  2  2

Agent Comments

Price: \$1,230,000
Method: Private Sale
Date: 03/02/2025
Property Type: House (Res)
Land Size: 967 sqm approx

Account - Barry Plant | P: 03 9842 8888