## 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	30 Arrunga Close, Diamond Creek Vic 3089
Including suburb and	
postcode	

## Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
---------------------------	---	-------------

#### Median sale price

Median price	\$1,108,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	7 Eureka Rise DIAMOND CREEK 3089	\$1,270,000	30/08/2025
2	63 Everleigh Dr DIAMOND CREEK 3089	\$1,305,000	28/08/2025
3	11 Knightsbridge PI DIAMOND CREEK 3089	\$1,277,500	28/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/09/2025 09:06



# **JellisCraig**

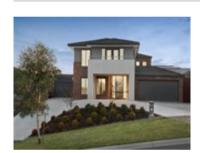
Justin Booth 03 9431 1222 0417 034 369 justinbooth@jelliscraig.com.au

**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** June quarter 2025: \$1,108,000



Property Type: House Land Size: 615 sqm approx **Agent Comments** 

## Comparable Properties



7 Eureka Rise DIAMOND CREEK 3089 (REI)

Price: \$1,270,000 Method: Auction Sale Date: 30/08/2025 Property Type: House Land Size: 800 sqm approx

63 Everleigh Dr DIAMOND CREEK 3089 (REI)





Price: \$1,305,000 Method: Private Sale Date: 28/08/2025

Property Type: House (Res) Land Size: 799 sqm approx

Agent Comments

**Agent Comments** 

Agent Comments



11 Knightsbridge PI DIAMOND CREEK 3089 (REI)





Price: \$1,277,500

Method: Private Sale Date: 28/08/2025 Property Type: House Land Size: 755 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.