

# 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

36 Collins Street, Diamond Creek VIC 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$860,000

&

\$940,000

### Median sale price

Median price

\$1,068,000

Property Type

House

Suburb

Diamond Creek

Period - From

31/01/2025

to

30/07/2025

Source

price\_finder

### 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
9 Parook Court Diamond Creek VIC	\$936,000	14/05/2025
51 Broad Gully Road Diamond Creek Vic 3089	\$897,000	24/06/2025
57 Broad Gully Road Diamond Creek VIC	\$905,000	22/03/2025

This Statement of Information was prepared on:

01/08/2025