

# 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 Discovery Drive, 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

\$575,000

&

\$595,000

### Median sale price

Median price

\$527,500

Property Type

Vacant land

Suburb

Diamond Creek

Period - From

11/04/2024

to

10/04/2025

Source

Property Data

### 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	4 Botanica Ct DIAMOND CREEK 3089	\$605,000	13/03/2025
2	32 Discovery Dr DIAMOND CREEK 3089	\$585,000	13/02/2025
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:

11/04/2025 10:34

36 Discovery Drive, Diamond Creek Vic 3089

Kylie McGrath  
03 9435 8866  
0417 856 698  
kylie.mcgrath@raywhite.com



0 0 0

Property Type: Land  
Land Size: 1182 sqm approx  
Agent Comments

Indicative Selling Price  
\$575,000 - \$595,000  
Median Land Price  
11/04/2024 - 10/04/2025: \$527,500

## Comparable Properties



4 Botanica Ct DIAMOND CREEK 3089 (REI)

Agent Comments

0 - 0 - 0

Price: \$605,000  
Method: Private Sale  
Date: 13/03/2025  
Property Type: Land  
Land Size: 629 sqm approx



32 Discovery Dr DIAMOND CREEK 3089 (REI)

Agent Comments

0 - 0 - 0

Price: \$585,000  
Method: Private Sale  
Date: 13/02/2025  
Property Type: Land  
Land Size: 940 sqm approx

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 - Ray White Eltham | P: 03 9431 3425



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