

## 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

4 ELGATA COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$970,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,090,500

Property type

House

Suburb

Diamond Creek

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

### 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 6 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 7 RIPON CLOSE DIAMOND CREEK VIC 3089       | \$1,010,000 | 28-Mar-26 |
| 39 HILLINGDON DRIVE DIAMOND CREEK VIC 3089 | \$1,030,000 | 01-Jun-26 |
| 18 Highbrook Court Diamond Creek VIC 3089  | \$971,500   | 15-Jun-26 |

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 6 months.

This Statement of Information was prepared on: 26 August 2026



## 7 RIPON CLOSE DIAMOND CREEK VIC 3089

4 2 2

Sold Price

**\$1,010,000**

Sold Date

**28-Mar-26**

Distance

**0.47km**



## 39 HILLINGDON DRIVE DIAMOND CREEK VIC 3089

4 2 2

Sold Price

<sup>RS</sup> **\$1,030,000** <sup>UN</sup>

Sold Date

**01-Jun-26**

Distance

**1.19km**



## 18 Highbrook Court Diamond Creek VIC 3089

4 2 2

Sold Price

<sup>RS</sup> **\$971,500**

Sold Date

**15-Jun-26**

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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