

# 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 Kingsbury 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)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,100,000 Property Type House Suburb Diamond Creek

Period - From 01/01/2026 to 31/03/2026 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	7 Ripon CI DIAMOND CREEK 3089	\$1,010,000	28/03/2026
2	10 Sturt PI DIAMOND CREEK 3089	\$1,100,000	19/03/2026
3	14 Mitchell Ct DIAMOND CREEK 3089	\$1,060,000	24/11/2025

**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: 13/05/2026 14:32



**Property Type:** House

**Land Size:** 785 sqm approx

Agent Comments

## Comparable Properties



**7 Ripon CI DIAMOND CREEK 3089 (REI/VG)**

Agent Comments



**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 28/03/2026

**Property Type:** House

**Land Size:** 988 sqm approx



**10 Sturt PI DIAMOND CREEK 3089 (REI)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 19/03/2026

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 784 sqm approx



**14 Mitchell Ct DIAMOND CREEK 3089 (REI/VG)**

Agent Comments



**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** House (Res)

**Land Size:** 785 sqm approx