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	42 Phipps Crescent, 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 \$800,000 & \$850,000	Range between	\$800,000	&	\$850,000
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Median sale price

Median price	\$990,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/01/2025	to	31/03/2025		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	31 Galatea St DIAMOND CREEK 3089	\$850,000	28/04/2025
2	8 Kamarooka Dr WATTLE GLEN 3096	\$810,000	03/03/2025
3	74 Clyde St DIAMOND CREEK 3089	\$740,000	24/02/2025

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:	12/06/2025 14:44













Property Type: House Land Size: 586 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 **Median House Price** March quarter 2025: \$990,000

Comparable Properties

31 Galatea St DIAMOND CREEK 3089 (REI)





Agent Comments

Price: \$850,000 Method: Private Sale Date: 28/04/2025

Rooms: 5

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

8 Kamarooka Dr WATTLE GLEN 3096 (REI)







Agent Comments

Agent Comments



Price: \$810,000



Method: Private Sale Date: 03/03/2025 Property Type: House

Land Size: 785 sqm approx

74 Clyde St DIAMOND CREEK 3089 (REI/VG)





Price: \$740,000 Method: Private Sale Date: 24/02/2025 Property Type: House Land Size: 735 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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