

# 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

47 Aqueduct Lane, Diamond Creek VIC 3089

### Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Diamond Creek

Period - From

23/10/2024

to

22/04/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
10 WINDMILL RISE DIAMOND CREEK VIC 3089	\$1,200,000	05/03/2025
6 ST CLEMS STREET ST HELENA VIC 308	\$1,250,000	12/12/2024

This Statement of Information was prepared on:

23/04/2025