

# 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

51-69 Black Gully Road, 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)

Single price

\$2,000,000

### Median sale price

Median price

\$542,000

Property Type

Vacant land

Suburb

Diamond Creek

Period - From

13/01/2024

to

12/01/2025

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	51-59 Starling Rd DIAMOND CREEK 3089	\$1,610,000	22/10/2024
2			
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:

13/01/2025 16:58



Property Type: Land  
Land Size: 73346 sqm approx  
Agent Comments

Indicative Selling Price  
\$2,000,000  
Median Land Price  
13/01/2024 - 12/01/2025: \$542,000

## Comparable Properties

51-59 Starling Rd DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,610,000  
Method: Private Sale  
Date: 22/10/2024  
Property Type: Land (Res)  
Land Size: 3.30 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.