

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

54 Main Street, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$790,000

Median sale price

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

Period - From 01/04/2026 to 30/06/2026 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	8 Grassy Flat Rd DIAMOND CREEK 3089	\$700,000	27/05/2026
2	16 Victoria St DIAMOND CREEK 3089	\$650,000	20/02/2026
3	15 Bage St DIAMOND CREEK 3089	\$810,500	20/12/2025

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: 17/08/2026 12:53



3
 2
 2

Property Type: House
Land Size: 526 sqm approx
Agent Comments

Indicative Selling Price
 \$720,000 - \$790,000
Median House Price
 June quarter 2026: \$1,100,000

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.

Comparable Properties



8 Grassy Flat Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3
 1
 2

Price: \$700,000
Method: Private Sale
Date: 27/05/2026
Property Type: House
Land Size: 792 sqm approx



16 Victoria St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3
 1
 1

Price: \$650,000
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 328 sqm approx



15 Bage St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3
 1
 2

Price: \$810,500
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 558 sqm approx

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