## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	ıle
----------	---------	--------	-----

Address Including suburb and postcode	6 Chisholm Court, Diamond Creek VIC 3089

### Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000
---------------	-------------	---	-------------

#### Median sale price

Median price	\$1,050,500	Pro	perty Type Ho	ouse		Suburb	Diamond Creek
Period - From	06/05/2025	to	05/11/2025	So	urce	price_fir	nder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5 Campbell Street Diamond Creek VIC	\$1,160,000	28/07/2025
62 Grassy Flat Road Diamond Creek VIC	\$1,150,000	30/07/2025
29 Anne Street, Diamond Creek VIC 3089	\$1,185,000	07/10/2025

This Statement of Information was prepared on:	06/11/2025

