## Statement of Information

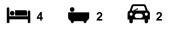
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Address Including suburb and postcode 6 Julius Court, Diamond Creek Vic 3089											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$1,020,000				&		\$1,120,000					
Median sale price											
Med	Median price \$1,108,000		Pro	Property Type Ho		se		Subu	urb	Diamond Cre	eek
Period - From 01/04/2025		to	30/06/2025		Sc	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									Pr	ice	Date of sale
1											
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:									17/07/2025 14:55		







Rooms: 10

**Property Type:** House (Res) **Land Size:** 747 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,020,000 - \$1,120,000 Median House Price June quarter 2025: \$1,108,000

## Comparable Properties

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.

Account - Ray White Eltham | P: 03 9431 3425



