## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

63 Everleigh Drive, Diamond Creek Vic 3089

#### Indicative selling price

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

Range between \$1,180,000	&	\$1,280,000
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### Median sale price

Median price	\$1,108,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	16 Daina Ct DIAMOND CREEK 3089	\$1,160,000	18/06/2025
2	18 Rangeview Rd DIAMOND CREEK 3089	\$1,220,000	06/06/2025
3	123 Everleigh Dr DIAMOND CREEK 3089	\$1,250,000	15/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/08/2025 14:36













Property Type: House Land Size: 799 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,180,000 - \$1,280,000 **Median House Price** June guarter 2025: \$1,108,000

# Comparable Properties



16 Daina Ct DIAMOND CREEK 3089 (REI)







Price: \$1,160,000 Method: Private Sale Date: 18/06/2025 Property Type: House Land Size: 790 sqm approx **Agent Comments** 



18 Rangeview Rd DIAMOND CREEK 3089 (REI)







**Agent Comments** 

Price: \$1,220,000 Method: Private Sale Date: 06/06/2025

Property Type: House (Res) Land Size: 1337 sqm approx





**Agent Comments** 

Price: \$1,250,000 Method: Private Sale Date: 15/02/2025 Rooms: 11

Property Type: House (Res) Land Size: 574 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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