

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

7 Canton Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

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	6 Glencairn Ct ELTHAM NORTH 3095	\$1,117,500	02/04/2026
2	18 Dunbarton Dr ELTHAM NORTH 3095	\$1,021,500	04/02/2026
3	19 Macdhui Av ELTHAM NORTH 3095	\$1,060,000	19/01/2026

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:

30/07/2026 14:57



 3  2  2

Property Type: House
Land Size: 895 sqm approx
Agent Comments

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

Comparable Properties



6 Glencairn Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,117,500
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 563 sqm approx

18 Dunbarton Dr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,021,500
Method: Private Sale
Date: 04/02/2026
Rooms: 5
Property Type: House (Res)
Land Size: 739 sqm approx



19 Macdhui Av ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,060,000
Method: Private Sale
Date: 19/01/2026
Property Type: House (Res)
Land Size: 550 sqm approx

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