

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

3/27 EDINBURGH STREET DIAMOND CREEK VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

Unit

Suburb

Diamond Creek

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

3 CAMPBELL STREET DIAMOND CREEK VIC 3089	\$881,000	09-May-25
31 GALATEA STREET DIAMOND CREEK VIC 3089	\$850,000	28-Apr-25
3 DARTAGOOK STREET DIAMOND CREEK VIC 3089	\$800,000	08-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 02 June 2025



3 CAMPBELL STREET DIAMOND CREEK VIC 3089

3 1 2

Sold Price

^{RS}

\$881,000

Sold Date

09-May-25

Distance

0.31km



31 GALATEA STREET DIAMOND CREEK VIC 3089

3 1 4

Sold Price

^{RS}

\$850,000

Sold Date

28-Apr-25

Distance

0.28km



3 DARTAGOOK STREET DIAMOND CREEK VIC 3089

3 1 2

Sold Price

\$800,000

Sold Date

08-Apr-25

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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