

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

141 Broad Gully Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$800,000 & \$860,000

Median sale price

Median price \$990,000 Property Type House Suburb Diamond Creek

Period - From 01/01/2025 to 31/03/2025 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	Price	Date of sale
1	31 Galatea St DIAMOND CREEK 3089	\$850,000	28/04/2025
2	3 Dartagook St DIAMOND CREEK 3089	\$800,000	08/04/2025
3	6 Victoria St DIAMOND CREEK 3089	\$835,000	17/02/2025

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:

29/05/2025 12:09



3 1 2

Rooms: 4
Property Type: House
Land Size: 788 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$860,000
Median House Price
March quarter 2025: \$990,000

Comparable Properties

31 Galatea St DIAMOND CREEK 3089 (REI)

Agent Comments

3 1 4

Price: \$850,000
Method: Private Sale
Date: 28/04/2025
Rooms: 5
Property Type: House (Res)
Land Size: 799 sqm approx



3 Dartagook St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 1 2

Price: \$800,000
Method: Private Sale
Date: 08/04/2025
Property Type: House (Res)
Land Size: 319 sqm approx



6 Victoria St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 1 2

Price: \$835,000
Method: Private Sale
Date: 17/02/2025
Rooms: 4
Property Type: House (Res)
Land Size: 600 sqm approx

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