## 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	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$800,000		&		\$860,000	C		
Median sale p	rice							
Median price	\$990,000	Pro	operty Type	Hou	se		Suburb	Diamond Creek
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	Address of comparable property Price Da		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.

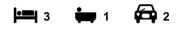
This Statement of Information was prepared on:

29/05/2025 12:09









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) 3  3  3  3  3  4	Agent Comments
	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) 3 4 1 2	Agent Comments
AND DE CAR	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) 3  4  2	Agent Comments
A THE SAME	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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