

# 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

54 Serenity Place, Diamond Creek, Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$650,000

&

\$700,000

### Median sale price

Median price

\$1,069,000

Property type

*Vacant Land*

Suburb

Diamond Creek

Period - From

01/07/2024

to

30/06/2025

Source

### 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
9 Botanica Court, Diamond Creek, VIC 3089	\$682,500	17/05/2025
11 Alice Court, Diamond Creek, VIC 3089	\$575,000	05/05/2025
32 Discovery Drive, Diamond Creek, VIC 3089	\$585,000	13/02/2025

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: 17/07/2025