

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

1/31 Old Aqueduct Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$840,000

&

\$890,000

Median sale price

Median price

\$760,000

Property Type

Unit

Suburb

Diamond Creek

Period - From

01/04/2024

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	3/311 Ryans Rd ELTHAM NORTH 3095	\$840,000	12/12/2024
2			
3			

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:

27/06/2025 16:29

1/31 Old Aqueduct Road, Diamond Creek Vic 3089



Aaron Yeats
9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$840,000 - \$890,000

Median Unit Price

Year ending March 2025: \$760,000



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/311 Ryans Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$840,000

Method: Private Sale

Date: 12/12/2024

Property Type: Townhouse (Single)

Land Size: 390 sqm approx

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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