

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

18 Dartagook Street, Diamond Creek Vic 3089

Indicative selling price

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

Single price

\$1,199,000

Median sale price

Median price

\$1,059,500

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2024

to

30/06/2025

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	18 Rangeview Rd DIAMOND CREEK 3089	\$1,220,000	06/06/2025
2	46 James Cook Dr DIAMOND CREEK 3089	\$1,200,000	08/05/2025
3	17 Kim St DIAMOND CREEK 3089	\$1,200,000	12/04/2025

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:

24/07/2025 12:53

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Indicative Selling Price
\$1,199,000

Median House Price
Year ending June 2025: \$1,059,500



Property Type: Land
Land Size: 1118 sqm approx
Agent Comments

Comparable Properties



18 Rangeview Rd DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,220,000
Method: Private Sale
Date: 06/06/2025
Property Type: House (Res)
Land Size: 1337 sqm approx



46 James Cook Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 08/05/2025
Rooms: 7
Property Type: House (Res)
Land Size: 847 sqm approx



17 Kim St DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 12/04/2025
Property Type: House
Land Size: 983 sqm approx

Account - Jellis Craig | P: 03 94321444



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