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	3 Kookaburra Rise, Diamond Creek Vic 3089
Including suburb and	
postcode	
postocuo	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,108,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/04/2025	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

Add	dress of comparable property	Price	Date of sale
1	8 Stone St DIAMOND CREEK 3089	\$915,000	25/07/2025
2	5 Orsova CI ELTHAM NORTH 3095	\$1,230,000	05/02/2025
3	4 Tristan Ct ELTHAM NORTH 3095	\$1,230,000	03/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/07/2025 16:15













Property Type: House Land Size: 1270 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** June guarter 2025: \$1,108,000

Comparable Properties



8 Stone St DIAMOND CREEK 3089 (REI)







Agent Comments 3 Bedroom + 1 Study

Price: \$915,000 Method: Private Sale Date: 25/07/2025 Property Type: House Land Size: 921 sqm approx



5 Orsova CI ELTHAM NORTH 3095 (REI/VG)







Price: \$1,230,000 Method: Private Sale Date: 05/02/2025 Property Type: House

Land Size: 4621 sqm approx

Agent Comments



4 Tristan Ct ELTHAM NORTH 3095 (REI/VG)





Price: \$1,230,000 Method: Private Sale Date: 03/02/2025

Property Type: House (Res) Land Size: 967 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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