

# 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

3 Kookaburra Rise, 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,108,000

Property 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	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 comparable properties 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



 4    2    2

**Property Type:** House  
**Land Size:** 1270 sqm approx  
**Agent Comments**

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

## Comparable Properties



**8 Stone St DIAMOND CREEK 3089 (REI)**

 3    2    2

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

**Agent Comments**

3 Bedroom + 1 Study



**5 Orsova CI ELTHAM NORTH 3095 (REI/VG)**

 4    2    5

**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)**

 4    2    2

**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