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

2 James Court, Diamond Creek Vic 3089

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|--------------------|--|-------------|------|--------|---------------|--|
| Range betwee | \$1,375,000 | | & | | \$1,475,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,108,000 | Pro | Property Type Hous | | se | | Suburb | Diamond Creek | |
| Period - From | 01/04/2025 | to | 30/06/2025 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1 | 18 Yurana Ct ST HELENA 3088 | \$1,340,000 | 01/07/2025 |
| 2 | 19 Yaralla Cr ST HELENA 3088 | \$1,485,000 | 10/06/2025 |
| 3 | 6 Candlebark CI DIAMOND CREEK 3089 | \$1,425,000 | 18/04/2025 |

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:

28/07/2025 08:55



2 James Court, Diamond Creek Vic 3089

JellisCraig

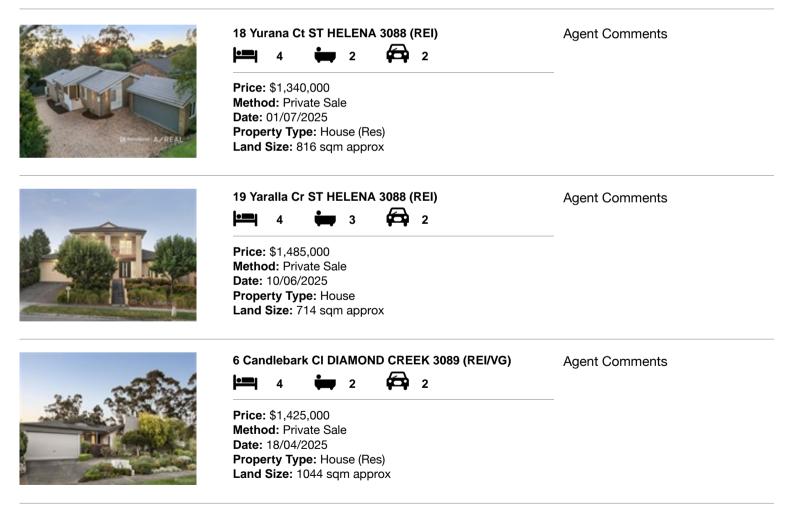




Property Type: House Land Size: 834 sqm approx Agent Comments Luke Coventry 03 9432 1444 0411 233 579 lukecoventry@jelliscraig.com.au

> Indicative Selling Price \$1,375,000 - \$1,475,000 Median House Price June quarter 2025: \$1,108,000

Comparable Properties



Account - Jellis Craig | P: 03 94321444



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