

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,375,000

&

\$1,475,000

### 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	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

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**Indicative Selling Price**

\$1,375,000 - \$1,475,000

**Median House Price**

June quarter 2025: \$1,108,000



4 2 2

**Property Type:** House  
**Land Size:** 834 sqm approx  
**Agent Comments**

## Comparable Properties



**18 Yurana Ct ST HELENA 3088 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,340,000  
**Method:** Private Sale  
**Date:** 01/07/2025  
**Property Type:** House (Res)  
**Land Size:** 816 sqm approx



**19 Yaralla Cr ST HELENA 3088 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,485,000  
**Method:** Private Sale  
**Date:** 10/06/2025  
**Property Type:** House  
**Land Size:** 714 sqm approx



**6 Candlebark CI DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 18/04/2025  
**Property Type:** House (Res)  
**Land Size:** 1044 sqm approx

**Account - Jellis Craig | P: 03 94321444**