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

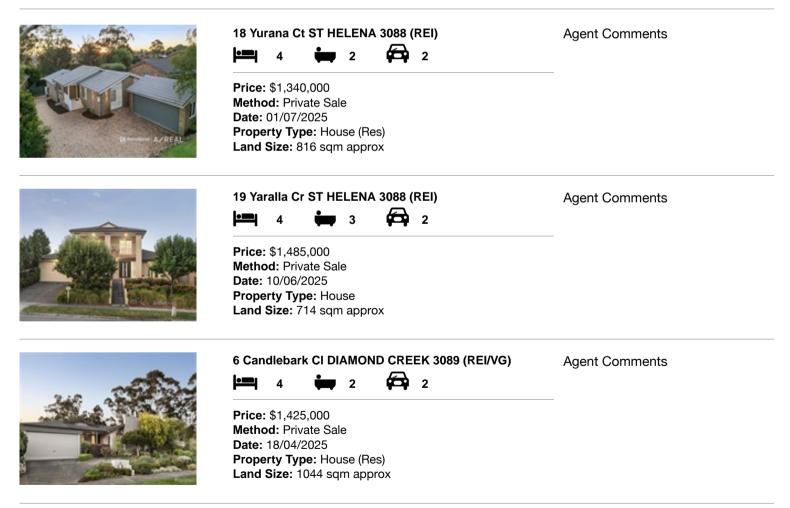




Property Type: House Land Size: 834 sqm approx Agent Comments Luke Coventry 03 9432 1444 0411 233 579 lukecoventry@jelliscraig.com.au

> 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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