### 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**

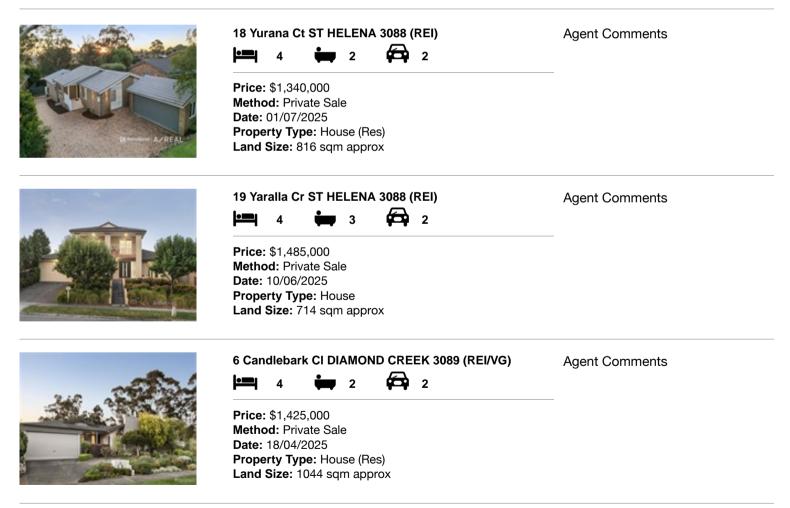




Property Type: House Land Size: 834 sqm approx Agent Comments Luke Coventry 03 9432 1444 0411 233 579 lukecoventry@jelliscraig.com.au

> 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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.