

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 IRENE COURT DIAMOND CREEK VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,690,000

&

\$1,859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,026,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

8 TOORAK COURT GREENSBOROUGH VIC 3088	2150000	10-Feb-25
48 LIDDESDALE GROVE ELTHAM NORTH VIC 3095	1790000	12-Nov-24
5 VIOLA CLOSE GREENSBOROUGH VIC 3088	1825000	22-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 21 July 2025