

# 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

15 Bage Street, 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 \$680,000 & \$740,000

### Median sale price

Median price \$1,064,000 Property Type House Suburb Diamond Creek

Period - From 01/10/2024 to 30/09/2025 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	30 Edinburgh St DIAMOND CREEK 3089	\$712,000	28/10/2025
2	20 Fraser St DIAMOND CREEK 3089	\$729,950	11/06/2025
3			

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: 04/12/2025 11:08



 3    1    2

**Property Type:** House  
**Land Size:** 558 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$740,000  
**Median House Price**  
Year ending September 2025: \$1,064,000

## Comparable Properties



**30 Edinburgh St DIAMOND CREEK 3089 (REI)**

**Agent Comments**

 3    1    4

**Price:** \$712,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** House  
**Land Size:** 540 sqm approx



**20 Fraser St DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$729,950  
**Method:** Private Sale  
**Date:** 11/06/2025  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 360 sqm approx

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.