

# 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 36 David Hockney Drive, 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 \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,090,500 Property Type House Suburb Diamond Creek

Period - From 01/04/2025 to 31/03/2026 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	76 David Hockney Dr DIAMOND CREEK 3089	\$1,670,000	08/04/2026
2	10 Daviesia Dr PLENTY 3090	\$1,760,000	17/01/2026
3	16 Treetop Tce PLENTY 3090	\$1,630,000	15/11/2025

**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: 27/04/2026 19:51



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**Property Type:** House  
**Land Size:** 812 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
Year ending March 2026: \$1,090,500

## Comparable Properties

76 David Hockney Dr DIAMOND CREEK 3089 (REI)

[Agent Comments](#)

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**Price:** \$1,670,000  
**Method:** Private Sale  
**Date:** 08/04/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 820 sqm approx



10 Daviesia Dr PLENTY 3090 (REI/VG)

[Agent Comments](#)

 4    2    2

**Price:** \$1,760,000  
**Method:** Private Sale  
**Date:** 17/01/2026  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1000 sqm approx



16 Treetop Tce PLENTY 3090 (REI/VG)

[Agent Comments](#)

 5    3    4

**Price:** \$1,630,000  
**Method:** Expression of Interest  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 964 sqm approx

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