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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,100,000 Property Type House Suburb Diamond Creek

Period - From 01/01/2026 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: 18/05/2026 12:09

36 David Hockney Drive, Diamond Creek Vic 3089



4 3 2

Property Type: House
Land Size: 812 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
March quarter 2026: $1,100,000

Comparable Properties

76 David Hockney Dr DIAMOND CREEK 3089 (REI)

4 2 2

Agent Comments

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)

4 2 2

Agent Comments

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)

5 3 4

Agent Comments

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

Account - Barry Plant | P: (03) 9431 1243

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