

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

49-71 Hillmartin Lane, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,980,000

&

\$2,150,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Diamond Creek

Period - From 01/04/2026

to

30/06/2026

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	128-138 Murray Rd DIAMOND CREEK 3089	\$1,650,000	21/03/2026
2			
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:

03/09/2026 08:39



 4  2  20

Property Type: House
Land Size: 30767 sqm approx
Agent Comments

Indicative Selling Price
\$1,980,000 - \$2,150,000
Median House Price
June quarter 2026: \$1,100,000

Comparable Properties

128-138 Murray Rd DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  5

Price: \$1,650,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 26700 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.