

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

11 Luscombe Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,060,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2025

to

31/12/2025

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	3 Luscombe Dr DIAMOND CREEK 3089	\$1,648,000	20/02/2026
2	7 Gem Ct DIAMOND CREEK 3089	\$1,370,000	02/10/2025
3	23 Luscombe Dr DIAMOND CREEK 3089	\$1,357,500	23/08/2025

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:

26/02/2026 12:23



 5  3  3

Property Type: House
Land Size: 801 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,550,000
Median House Price
 Year ending December 2025: \$1,060,000

Comparable Properties



3 Luscombe Dr DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$1,648,000
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 860 sqm approx



7 Gem Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,370,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 1000 sqm approx



23 Luscombe Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,357,500
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 802 sqm approx

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