

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

26 Penton Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,080,000

&

\$1,180,000

Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/10/2025

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	7 Jonquil Ct DIAMOND CREEK 3089	\$1,200,000	05/12/2025
2	29 Anne St DIAMOND CREEK 3089	\$1,185,000	07/10/2025
3	16 Bruce St DIAMOND CREEK 3089	\$1,060,000	24/09/2025

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:

03/02/2026 11:05



 4  2  2

Property Type: House
Land Size: 1226 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median House Price
December quarter 2025: \$1,000,000

Comparable Properties



7 Jonquil CI DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 05/12/2025
Rooms: 5
Property Type: House (Res)
Land Size: 804 sqm approx

29 Anne St DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  3

Price: \$1,185,000
Method: Private Sale
Date: 07/10/2025
Rooms: 6
Property Type: House (Res)
Land Size: 877 sqm approx



16 Bruce St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,060,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 857 sqm approx

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