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	18 Rangeview Road, Diamond Creek Vic 3089

Indicative selling price

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

Single price $1,250,000

Median sale price

Median price $990,000 Property Type House Suburb Diamond Creek

Period - From 01/01/2025 to 31/03/2025 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	12 Cockatiel Pl DIAMOND CREEK 3089	$1,382,500	29/11/2024
2	9 Knightsbridge Pl DIAMOND CREEK 3089	$1,300,000	11/10/2024
3	2 Ormonde Ct DIAMOND CREEK 3089	$1,282,000	09/10/2024

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: 29/04/2025 14:23

18 Rangeview Road, Diamond Creek Vic 3089

BARRYPLANT



4 3 2

Property Type: House
Land Size: 1337 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000
Median House Price
March quarter 2025: $990,000

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.

Comparable Properties



12 Cockatiel Pl DIAMOND CREEK 3089 (REI/VG)

4 3 2

Price: $1,382,500
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 793 sqm approx

Agent Comments

9 Knightsbridge Pl DIAMOND CREEK 3089 (REI/VG)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 11/10/2024
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments



2 Ormonde Ct DIAMOND CREEK 3089 (REI/VG)

4 3 2

Price: $1,282,000
Method: Sold Before Auction
Date: 09/10/2024
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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