

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

10 Magenta Rise, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,475,000

&

\$1,575,000

Median sale price

Median price

\$1,070,000

Property Type

House

Suburb

Diamond Creek

Period - From

24/06/2025

to

23/06/2026

Source

Property Data

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	11 Luscombe Dr DIAMOND CREEK 3089	\$1,610,000	18/03/2026
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:

24/06/2026 13:15

Jake Rushton

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Indicative Selling Price

\$1,475,000 - \$1,575,000

Median House Price

24/06/2025 - 23/06/2026: \$1,070,000



Property Type: Land (Res)

Land Size: 753 sqm approx

Agent Comments

Comparable Properties



11 Luscombe Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,610,000

Method: Private Sale

Date: 18/03/2026

Property Type: House (Res)

Land Size: 801 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.

Account - Jellis Craig | P: 03 94321444