

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 Parook Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$980,000

&

\$1,040,000

Median sale price

Median price

\$1,075,875

Property Type

House

Suburb

Diamond Creek

Period - From

06/05/2025

to

05/05/2026

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	7 Ripon CI DIAMOND CREEK 3089	\$1,010,000	28/03/2026
2	2 Chusan Ct DIAMOND CREEK 3089	\$1,070,000	12/03/2026
3	2 Norma St DIAMOND CREEK 3089	\$1,020,000	31/01/2026

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:

06/05/2026 08:57



4 3 1

Rooms: 7

Property Type: House

Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,040,000

Median House Price

06/05/2025 - 05/05/2026: \$1,075,875

Comparable Properties



7 Ripon CI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 2 2

Price: \$1,010,000

Method: Private Sale

Date: 28/03/2026

Property Type: House

Land Size: 988 sqm approx

2 Chusan Ct DIAMOND CREEK 3089 (VG)

Agent Comments

4 - -

Price: \$1,070,000

Method: Sale

Date: 12/03/2026

Property Type: House (Previously Occupied - Detached)

Land Size: 732 sqm approx



2 Norma St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 2 2

Price: \$1,020,000

Method: Private Sale

Date: 31/01/2026

Property Type: House

Land Size: 977 sqm approx