

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

13 Luscombe Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,475,000

&

\$1,610,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2026

to

31/03/2026

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	12/02/2026
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:

18/06/2026 13:04



Property Type: House (Previously Occupied - Detached)
Land Size: 801 sqm approx
Agent Comments

Indicative Selling Price
\$1,475,000 - \$1,610,000
Median House Price
March quarter 2026: \$1,100,000

Comparable Properties



3 Luscombe Dr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,648,000
Method: Private Sale
Date: 12/02/2026
Rooms: 10
Property Type: House (Res)
Land Size: 860 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.