

# 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

16 Diamond Creek Road, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$1,005,000 Property Type House Suburb Greensborough

Period - From 13/05/2024 to 12/05/2025 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 | 141 Mountain View Rd BRIAR HILL 3088 | \$755,000 | 12/04/2025   |
| 2 | 96 Delta Rd GREENSBOROUGH 3088       | \$775,000 | 03/12/2024   |
| 3 | 32 Bannerman Av GREENSBOROUGH 3088   | \$720,000 | 19/11/2024   |

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:

13/05/2025 12:42



 4  3  3

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 859 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
13/05/2024 - 12/05/2025: \$1,005,000

## Comparable Properties



**141 Mountain View Rd BRIAR HILL 3088 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx



**96 Delta Rd GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 03/12/2024  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 560 sqm approx



**32 Bannerman Av GREENSBOROUGH 3088 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$720,000  
**Method:** Sale  
**Date:** 19/11/2024  
**Property Type:** House (Res)  
**Land Size:** 1149 sqm approx

**Account - Jellis Craig | P: 03 94321444**