

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 Patyah Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2025

to

30/06/2026

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	44 Kamarooka Dr WATTLE GLEN 3096	\$1,030,000	23/06/2026
2	12 Wayland Ct DIAMOND CREEK 3089	\$1,100,000	25/04/2026
3	26 Penton Ct DIAMOND CREEK 3089	\$1,170,000	27/02/2026

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:

31/07/2026 14:42



Property Type:

Agent Comments

Comparable Properties



44 Kamarooka Dr WATTLE GLEN 3096 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 23/06/2026

Property Type: House

Land Size: 794 sqm approx



12 Wayland Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 25/04/2026

Property Type: House

Land Size: 785 sqm approx



26 Penton Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Private Sale

Date: 27/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 1226 sqm approx

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