

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

30 Penton Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,050,000

&

\$1,120,000

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	7 Woodley Ct DIAMOND CREEK 3089	\$1,100,000	24/04/2026
2	26 Penton Ct DIAMOND CREEK 3089	\$1,170,000	27/02/2026
3	30 Aspiration Rise DIAMOND CREEK 3089	\$1,138,000	11/02/2026

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:

05/05/2026 09:02

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Indicative Selling Price

\$1,050,000 - \$1,120,000

Median House Price

March quarter 2026: \$1,100,000



 3  2  2

Property Type: House

Land Size: 784 sqm approx

Agent Comments

Comparable Properties



7 Woodley Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Private Sale

Date: 24/04/2026

Property Type: House

Land Size: 603 sqm approx



26 Penton Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$1,170,000

Method: Private Sale

Date: 27/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 1226 sqm approx

30 Aspiration Rise DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,138,000

Method: Private Sale

Date: 11/02/2026

Rooms: 4

Property Type: House (Res)

Land Size: 660 sqm approx

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