

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

38 Kingfisher Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

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	36 David Hockney Dr DIAMOND CREEK 3089	\$1,580,000	23/05/2026
2	11 Covala Ct ST HELENA 3088	\$1,500,000	14/05/2026
3	7 Melissa Ct ELTHAM NORTH 3095	\$1,407,000	28/02/2026

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:

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2026: \$1,100,000



4 Bedrooms 3 Bathrooms 4 Car Spaces

Property Type: House
Land Size: 1171 sqm approx
Agent Comments

Comparable Properties



36 David Hockney Dr DIAMOND CREEK 3089 (REI)

4 Bedrooms 3 Bathrooms 2 Car Spaces

Price: \$1,580,000
Method: Auction Sale
Date: 23/05/2026
Rooms: 7
Property Type: House (Res)
Land Size: 812 sqm approx

Agent Comments

Similar home and in close proximity but much larger in size.



11 Covala Ct ST HELENA 3088 (REI)

5 Bedrooms 2 Bathrooms 2 Car Spaces

Price: \$1,500,000
Method: Private Sale
Date: 14/05/2026
Property Type: House
Land Size: 788 sqm approx

Agent Comments



7 Melissa Ct ELTHAM NORTH 3095 (REI/VG)

5 Bedrooms 2 Bathrooms 2 Car Spaces

Price: \$1,407,000
Method: Private Sale
Date: 28/02/2026
Property Type: House
Land Size: 844 sqm approx

Agent Comments