

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

6/38 Clyde Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$670,000

&

\$710,000

Median sale price

Median price

\$722,500

Property Type

Unit

Suburb

Diamond Creek

Period - From

01/04/2025

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	3/37 Gregg St DIAMOND CREEK 3089	\$670,000	16/01/2026
2	3/29 Sunnyside Cr WATTLE GLEN 3096	\$690,000	03/12/2025
3	3/10 Brooks Cr DIAMOND CREEK 3089	\$700,000	29/01/2026

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:

21/04/2026 07:06

6/38 Clyde Street, Diamond Creek Vic 3089

Brett Greig
03 9459 8111
0431 798 237
brettgreig@jellisrcraig.com.au



2 1 1

Rooms: 3
Property Type: House
Agent Comments

Indicative Selling Price
\$670,000 - \$710,000
Median Unit Price
Year ending March 2026: \$722,500

Comparable Properties



3/37 Gregg St DIAMOND CREEK 3089 (REI)

Agent Comments

2 1 1

Price: \$670,000
Method: Private Sale
Date: 16/01/2026
Property Type: Unit



3/29 Sunnyside Cr WATTLE GLEN 3096 (REI)

Agent Comments

2 1 2

Price: \$690,000
Method: Private Sale
Date: 03/12/2025
Rooms: 3
Property Type: Unit
Land Size: 224 sqm approx

Have included this property as it has similar features to that of 6/38 Clyde Street. It is slightly outside 2kms but believe it to be comparable.



3/10 Brooks Cr DIAMOND CREEK 3089 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 29/01/2026
Property Type: Unit
Land Size: 189 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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