

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 Botanica Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$520,000 & \$560,000

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	14 Serenity PI DIAMOND CREEK 3089	\$575,000	07/05/2026
2	63 Collard Dr DIAMOND CREEK 3089	\$550,000	21/04/2026
3	19 Magenta Rise DIAMOND CREEK 3089	\$501,000	13/03/2026

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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Justin Booth

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Indicative Selling Price

\$520,000 - \$560,000

Median House Price

Year ending June 2026: \$1,100,000



Property Type: Land

Land Size: 783 sqm approx

Agent Comments

Comparable Properties



14 Serenity Pl DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 07/05/2026

Property Type: Land

Land Size: 1370 sqm approx



63 Collard Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 21/04/2026

Property Type: Land

Land Size: 1164 sqm approx

19 Magenta Rise DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$501,000

Method: Private Sale

Date: 13/03/2026

Property Type: Land (Res)

Land Size: 753 sqm approx

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