

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

9 Hotham Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,075,875

Property Type

House

Suburb

Diamond Creek

Period - From

04/05/2025

to

03/05/2026

Source

Property Data

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	19 Wentworth CI DIAMOND CREEK 3089	\$1,200,000	25/12/2025
2	20 Everard St DIAMOND CREEK 3089	\$1,215,000	05/12/2025
3	6 Chisholm Ct DIAMOND CREEK 3089	\$1,300,000	19/11/2025

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:

04/05/2026 12:20

Lorraine Grimshaw

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

04/05/2025 - 03/05/2026: \$1,075,875



3 2 2

Property Type: Brick Veneer

Land Size: 795 sqm approx

Agent Comments

Plus Study, Theatre room and Inground pool

Comparable Properties



19 Wentworth CI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Private Sale

Date: 25/12/2025

Property Type: House

Land Size: 804 sqm approx



20 Everard St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 2 2

Price: \$1,215,000

Method: Sold Before Auction

Date: 05/12/2025

Property Type: House (Res)

Land Size: 949 sqm approx



6 Chisholm Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Private Sale

Date: 19/11/2025

Property Type: House (Res)

Land Size: 812 sqm approx

Account - Jellis Craig | P: 03 94321444