

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

10 Botanica Court, Diamond Creek Vic 3089

Indicative selling price

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

Single price

\$680,000

Median sale price

Median price

\$557,000

Property Type

Vacant land

Suburb

Diamond Creek

Period - From

09/07/2024

to

08/07/2025

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	9 Botanica Ct DIAMOND CREEK 3089	\$682,500	17/05/2025
2			
3			

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:

09/07/2025 14:08

10 Botanica Court, Diamond Creek Vic 3089

Kylie McGrath
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kylie.mcgrath@raywhite.com



Property Type: Land
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price
\$680,000
Median Land Price
09/07/2024 - 08/07/2025: \$557,000

Comparable Properties



9 Botanica Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$682,500
Method: Auction Sale
Date: 17/05/2025
Property Type: Land (Res)
Land Size: 1082 sqm approx

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.

Account - Ray White Eltham | P: 03 9431 3425



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