

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

1/106-112 Cowin Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$590,000

&

\$630,000

Median sale price

Median price

\$750,500

Property Type

Unit

Suburb

Diamond Creek

Period - From

01/07/2024

to

30/06/2025

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	15/37 Gregg St DIAMOND CREEK 3089	\$618,000	03/04/2025
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:

04/09/2025 11:12

1/106-112 Cowin Street, Diamond Creek Vic 3089

Kylie McGrath
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0417 856 698
kylie.mcgrath@raywhite.com



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median Unit Price
Year ending June 2025: \$750,500

Comparable Properties



15/37 Gregg St DIAMOND CREEK 3089 (REI)

Agent Comments

2 1 1

Price: \$618,000
Method: Private Sale
Date: 03/04/2025
Property Type: Unit

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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