

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$680,000

### Median sale price

Median price \$565,000 Property Type Vacant land Suburb Diamond Creek

Period - From 13/10/2024 to 12/10/2025 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.

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

**Indicative Selling Price**  
\$640,000 - \$680,000  
**Median Land Price**  
13/10/2024 - 12/10/2025: \$565,000

## 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.