

# 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 10 Botanica Court, Diamond Creek Vic 3089  
Including suburb and postcode

#### Indicative selling price

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

Range between \$540,000 & \$560,000

#### Median sale price

Median price \$550,000 Property Type Vacant land Suburb Diamond Creek  
Period - From 19/01/2025 to 18/01/2026 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	15 Nugget Ct DIAMOND CREEK 3089	\$550,000	26/10/2025
2	40 Discovery Dr DIAMOND CREEK 3089	\$610,000	12/08/2025
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:

19/01/2026 13:26



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

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**Indicative Selling Price**

\$540,000 - \$560,000

**Median Land Price**

19/01/2025 - 18/01/2026: \$550,000

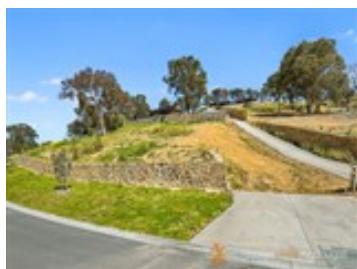
## Comparable Properties

### 15 Nugget Ct DIAMOND CREEK 3089 (VG)

Agent Comments



**Price:** \$550,000  
**Method:** Sale  
**Date:** 26/10/2025  
**Property Type:** Land  
**Land Size:** 1002 sqm approx



### 40 Discovery Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 12/08/2025  
**Property Type:** Land (Res)  
**Land Size:** 1096 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