

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

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.~~

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10 Botanica Court, Diamond Creek Vic 3089

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

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



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