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 | $535,000

Median sale price

| Median price | $550,000 | Property Type | Vacant land | Suburb | Diamond Creek |

| Period - From | 06/02/2025 | to | 05/02/2026 | 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	23 Magenta Rise DIAMOND CREEK 3089	$500,000	13/11/2025
2	21 Magenta Rise DIAMOND CREEK 3089	$505,000	10/11/2025
3	15 Nugget Ct DIAMOND CREEK 3089	$550,000	26/10/2025

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: | 06/02/2026 10:04

CONSUMER AFFAIRS VICTORIA

10 Botanica Court, Diamond Creek Vic 3089

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Botanica Court

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Property Type: Land
Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price
$535,000
Median Land Price
06/02/2025 - 05/02/2026: $550,000

Comparable Properties

23 Magenta Rise DIAMOND CREEK 3089 (REI/VG)

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Price: $500,000
Method: Private Sale
Date: 13/11/2025
Property Type: Land (Res)
Land Size: 733 sqm approx

Agent Comments

21 Magenta Rise DIAMOND CREEK 3089 (REI)

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Price: $505,000
Method: Private Sale
Date: 10/11/2025
Property Type: Land (Res)

Agent Comments

15 Nugget Ct DIAMOND CREEK 3089 (VG)

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

Agent Comments

Account - Ray White Eltham | P: 03 9431 3425