

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 5 Union Gold Crescent, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$520,000 Property Type Vacant land Suburb Diamond Creek

Period - From 21/04/2025 to 20/04/2026 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	10 Botanica Ct DIAMOND CREEK 3089	\$510,000	20/02/2026
2	5 Suncrest Ct DIAMOND CREEK 3089	\$600,000	15/12/2025
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: 21/04/2026 11:20

5 Union Gold Crescent, Diamond Creek Vic 3089

Kylie McGrath

03 9435 8866

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kylie.mcgrath@raywhite.com



0 0 0

Property Type: Land
Land Size: 565 sqm approx
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Land Price

21/04/2025 - 20/04/2026: \$520,000

Comparable Properties

10 Botanica Ct DIAMOND CREEK 3089 (VG)

[Agent Comments](#)

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Price: \$510,000
Method: Sale
Date: 20/02/2026
Property Type: Land
Land Size: 612 sqm approx



5 Suncrest Ct DIAMOND CREEK 3089 (REI/VG)

[Agent Comments](#)

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Price: \$600,000
Method: Private Sale
Date: 15/12/2025
Property Type: Land
Land Size: 629 sqm approx

15 Nugget Ct DIAMOND CREEK 3089 (VG)

[Agent Comments](#)

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

Account - Ray White Eltham | P: 03 9431 3425



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