

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

\$495,000

&

\$540,000

Median sale price

Median price

\$510,000

Property Type

Vacant land

Suburb

Diamond Creek

Period - From

23/07/2025

to

22/07/2026

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	63 Collard Dr DIAMOND CREEK 3089	\$550,000	21/04/2026
2	60 Collard Dr DIAMOND CREEK 3089	\$520,000	18/02/2026
3	62 Collard Dr DIAMOND CREEK 3089	\$517,500	01/02/2026

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:

23/07/2026 11:51

5 Union Gold Crescent, Diamond Creek Vic 3089

Kylie McGrath

03 9435 8866

0417 856 698

kylie.mcgrath@raywhite.com



0 0 0

Property Type: Land

Land Size: 565 sqm approx

Agent Comments

Indicative Selling Price

\$495,000 - \$540,000

Median Land Price

23/07/2025 - 22/07/2026: \$510,000

Comparable Properties



63 Collard Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

0 0 0

Price: \$550,000

Method: Private Sale

Date: 21/04/2026

Property Type: Land

Land Size: 1164 sqm approx



60 Collard Dr DIAMOND CREEK 3089 (VG)

Agent Comments

0 0 0

Price: \$520,000

Method: Sale

Date: 18/02/2026

Property Type: Land

Land Size: 371 sqm approx

62 Collard Dr DIAMOND CREEK 3089 (VG)

Agent Comments

0 0 0

Price: \$517,500

Method: Sale

Date: 01/02/2026

Property Type: Land

Land Size: 371 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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