

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

32 Moray Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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	41 Broad Gully Rd DIAMOND CREEK 3089	\$844,000	17/03/2026
2	14 Main St DIAMOND CREEK 3089	\$820,000	27/02/2026
3	15 Bage St DIAMOND CREEK 3089	\$810,500	20/12/2025

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:

16/06/2026 15:52

32 Moray Street, Diamond Creek Vic 3089

Kylie McGrath

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0417 856 698

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 4  1  1

Property Type: House
Land Size: 830 sqm approx
Agent Comments

Indicative Selling Price

\$760,000 - \$820,000

Median House Price

March quarter 2026: \$1,100,000

Comparable Properties



41 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

[Agent Comments](#)

 3  2  3

Price: \$844,000
Method: Private Sale
Date: 17/03/2026
Rooms: 5
Property Type: House (Res)
Land Size: 585 sqm approx



14 Main St DIAMOND CREEK 3089 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$820,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 534 sqm approx



15 Bage St DIAMOND CREEK 3089 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$810,500
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 558 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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