

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

Single price \$819,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Diamond Creek

Period - From 01/04/2026

to 30/06/2026

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	12 Gregg St DIAMOND CREEK 3089	\$840,000	27/06/2026
2	74 Haley St DIAMOND CREEK 3089	\$820,000	12/05/2026
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.~~

This Statement of Information was prepared on:

04/07/2026 14:22

32 Moray Street, Diamond Creek Vic 3089

Kylie McGrath
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0417 856 698
kylie.mcgrath@raywhite.com



4 1 2

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

Indicative Selling Price
\$819,000
Median House Price
June quarter 2026: \$1,100,000

Comparable Properties

12 Gregg St DIAMOND CREEK 3089 (REI)

Agent Comments

3 1 2

Price: \$840,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 920 sqm approx



74 Haley St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 1 2

Price: \$820,000
Method: Private Sale
Date: 12/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 629 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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