

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

13 Somali Close, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	41 Hillingdon Dr DIAMOND CREEK 3089	\$1,550,000	27/07/2026
2	13 Luscombe Dr DIAMOND CREEK 3089	\$1,475,000	25/07/2026
3	31 Brownlow Dr DIAMOND CREEK 3089	\$1,450,000	22/07/2026

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:

17/09/2026 08:46

13 Somali Close, Diamond Creek Vic 3089

Kylie McGrath

03 9435 8866

0417 856 698

kylie.mcgrath@raywhite.com



 4  2  2

Property Type: House

Land Size: 863 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2026: \$1,100,000

Comparable Properties



41 Hillingdon Dr DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$1,550,000

Method: Private Sale

Date: 27/07/2026

Property Type: House

Land Size: 801 sqm approx



13 Luscombe Dr DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$1,475,000

Method: Private Sale

Date: 25/07/2026

Property Type: House

Land Size: 801 sqm approx



31 Brownlow Dr DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  3

Price: \$1,450,000

Method: Private Sale

Date: 22/07/2026

Rooms: 5

Property Type: House (Res)

Land Size: 1002 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.