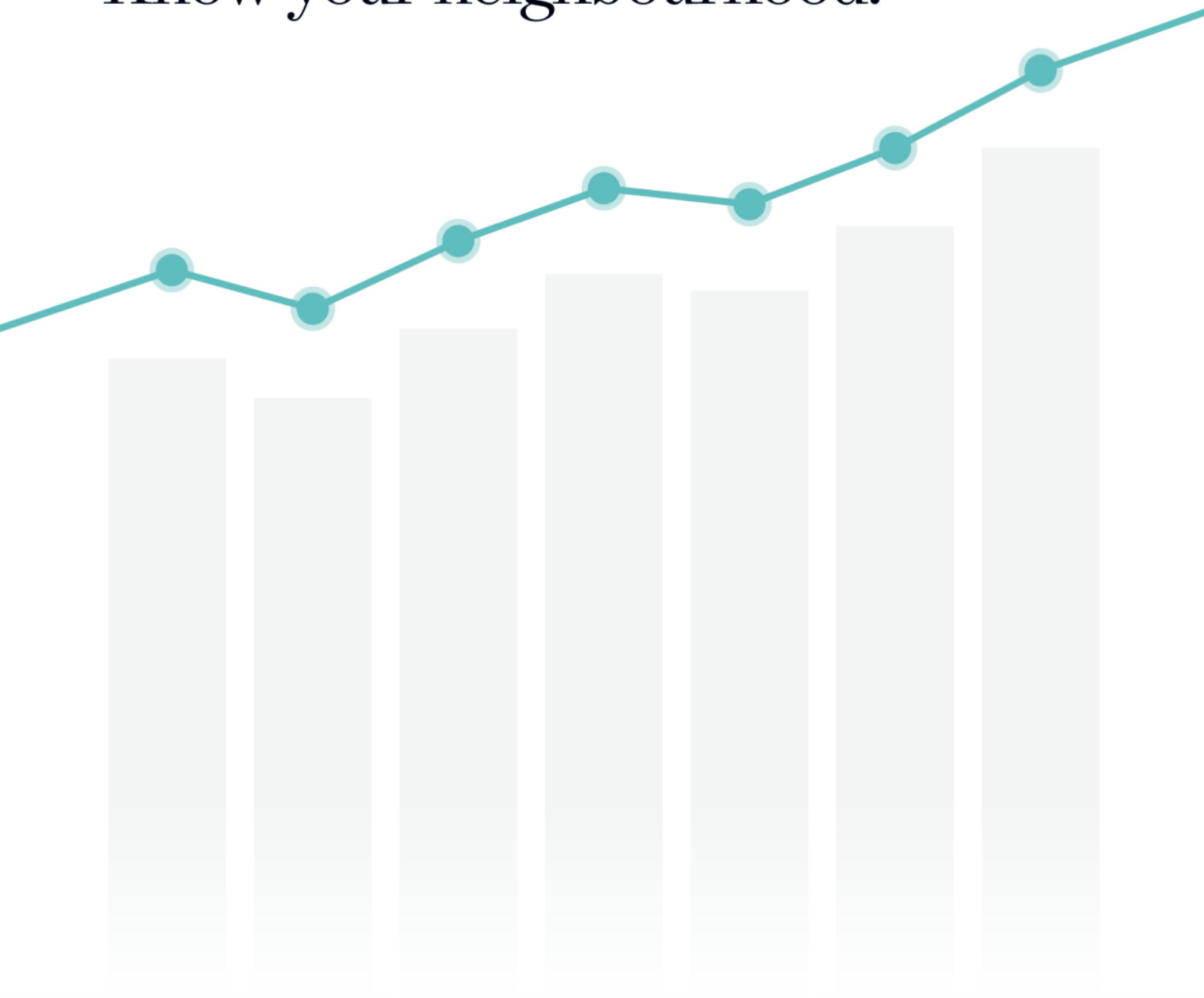


DIAMOND CREEK



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.10m

Quarterly Price Change

2.04% ↑

Median Unit Price*

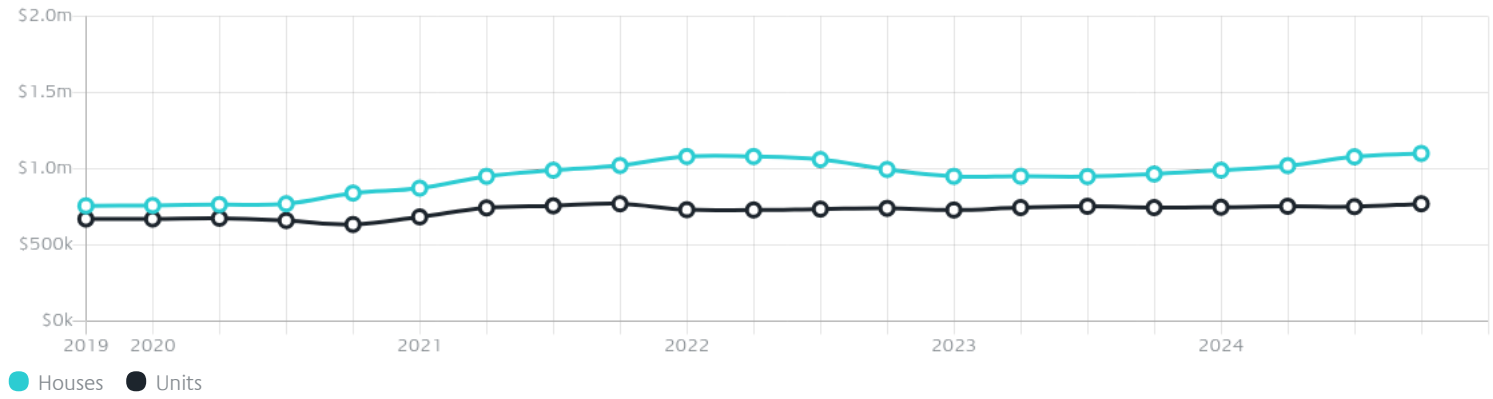
Median

\$770k

Quarterly Price Change

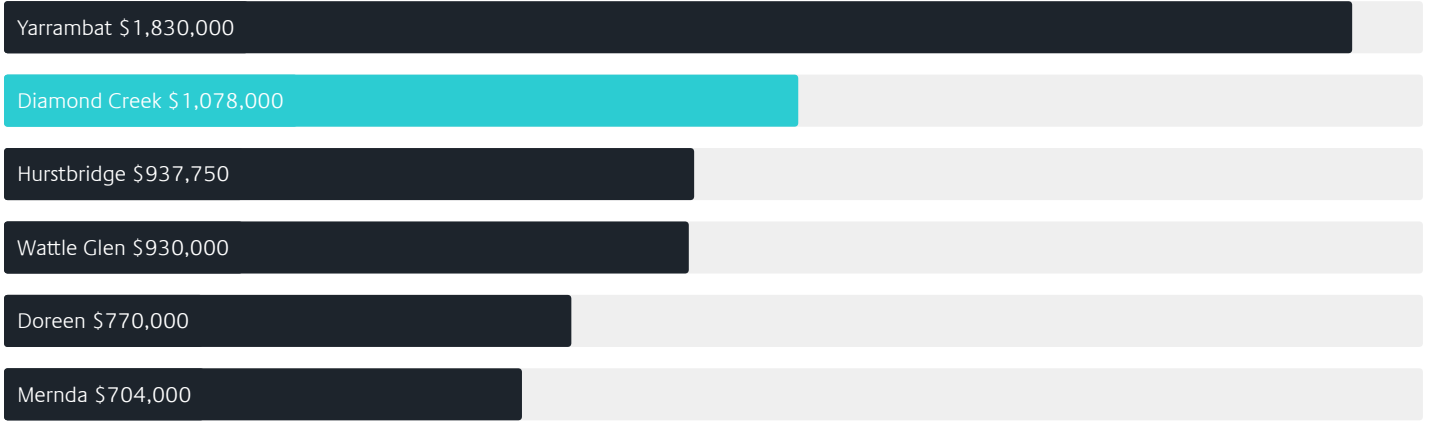
2.50% ↑

Quarterly Price Change*

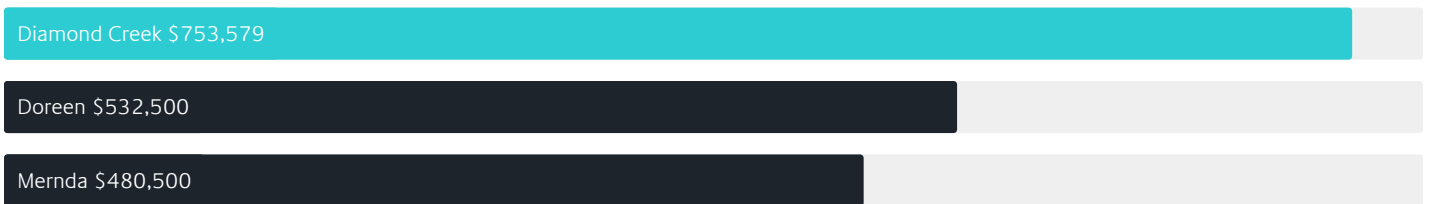


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 5%
● Private 95%

Auction Clearance Rate^{*}

50%

Median Days on Market[^]

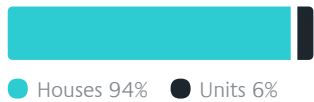
40 days

Average Hold Period^{*}

5.8 years

Insights

Dwelling Type[^]



● Houses 94% ● Units 6%

Ownership[^]



● Owned Outright 37% ● Mortgaged 55% ● Rented 8%

Population[^]

12,503

Median Asking Rent per week^{*}

\$605

Population Growth[^]

6.56%

Rental Yield^{*}

2.77%

Median Age[^]













39 years

Median Household Size[^]












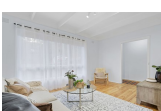
2.9 people

Sold Properties~











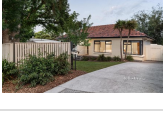

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 11 Fairview Cr Diamond Creek	3	House	\$1,025,000	25 Mar 2025
 57 Broad Gully Rd Diamond Creek	3	House	\$905,000	22 Mar 2025
 2/8 Brooks Cr Diamond Creek	2	Townhouse	\$750,000	19 Mar 2025
 46 Patyah St Diamond Creek	2	House	\$830,000	19 Mar 2025
 2 Stone St DIAMOND CREEK	4	House	\$975,000	19 Mar 2025
 5/31 Haley St Diamond Creek	2	Townhouse	\$631,000	17 Mar 2025
 22 Chapman St Diamond Creek	3	House	\$995,000	14 Mar 2025
 5 Walter Withers Ct Diamond Creek	5	House	\$1,400,000	07 Mar 2025
 93 Collard Dr Diamond Creek	0	Land	\$442,500	01 Mar 2025
 9 Egan St Diamond Creek	6	House	\$1,100,000	25 Feb 2025
 74 Clyde St Diamond Creek	3	House	\$740,000	24 Feb 2025
 2/8 Fraser St Diamond Creek	2	Townhouse	\$751,000	18 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13 Strathaird Cl Diamond Creek	3	House	\$1,025,000	17 Feb 2025
 6 Victoria St Diamond Creek	3	House	\$835,000	17 Feb 2025
 123 Everleigh Dr Diamond Creek	4	House	\$1,250,000	15 Feb 2025
 64 Haley St Diamond Creek	3	House (Previously Occupied - Detached)	\$375,000	12 Feb 2025
 16 Candlebark Cl Diamond Creek	6	House	\$1,350,000	09 Feb 2025
 1/8 Ironbark Rd Diamond Creek	3	Townhouse	\$895,000	08 Feb 2025
 9 Gipson St Diamond Creek	2	House	\$680,000	07 Feb 2025
 1 Yellowbox Way Diamond Creek	3	House	\$1,125,000	07 Feb 2025
 6 Main St Diamond Creek	3	House	\$621,000	31 Jan 2025
 6/6 Edmonds St Diamond Creek	1	Flat/Unit/Apartment	\$685,000	31 Jan 2025
 15 Herberts La Diamond Creek	3	House	\$902,500	30 Jan 2025
 22 Edmonds St Diamond Creek	1	House	\$840,000	30 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 99 Lambert St Diamond Creek	3	House	\$935,000	28 Jan 2025
 13 Nillumbik Sq Diamond Creek	4	House	\$1,220,000	25 Jan 2025
 19 Siyan Rise Diamond Creek	3	House	\$1,120,000	22 Jan 2025
 40 Phipps Cr Diamond Creek	5	House	\$875,000	09 Jan 2025
 10 Sovereign Rise Diamond Creek	3	House	\$1,051,000	27 Dec 2024
 8 Victoria St Diamond Creek	3	House	\$670,000	14 Dec 2024
 3/26 Chapman St Diamond Creek	3	Flat/Unit/Apartment	\$810,000	13 Dec 2024
 35 Aqueduct La Diamond Creek	5	House	\$1,250,000	13 Dec 2024
 9 Nevern Ct DIAMOND CREEK	4	House	\$977,000	11 Dec 2024
 8 Sanctuary Ct Diamond Creek	4	House	\$871,000	11 Dec 2024
 11 Ness St Diamond Creek	3	House	\$885,000	10 Dec 2024
 2 Hillingdon Dr Diamond Creek	3	House	\$740,000	03 Dec 2024



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jellisraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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