

JellisCraig

DIAMOND CREEK

Suburb Report

Know your neighbourhood.



DIAMOND CREEK SUBURB REPORT

Median House Price*

Median

\$1.06m

Quarterly Price Change

-1.44% ↓

Median Unit Price*

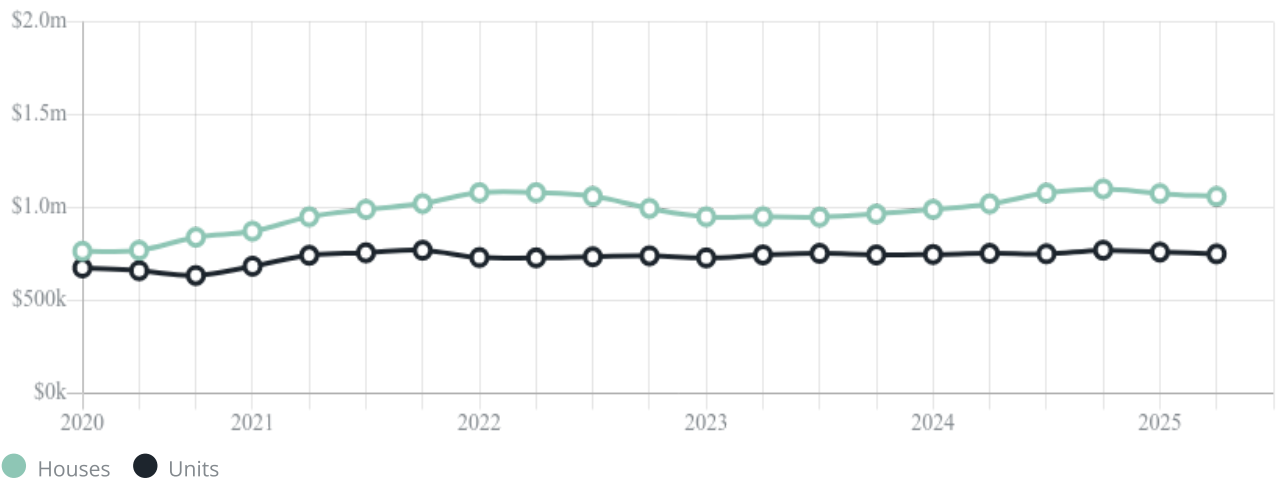
Median

\$751k

Quarterly Price Change

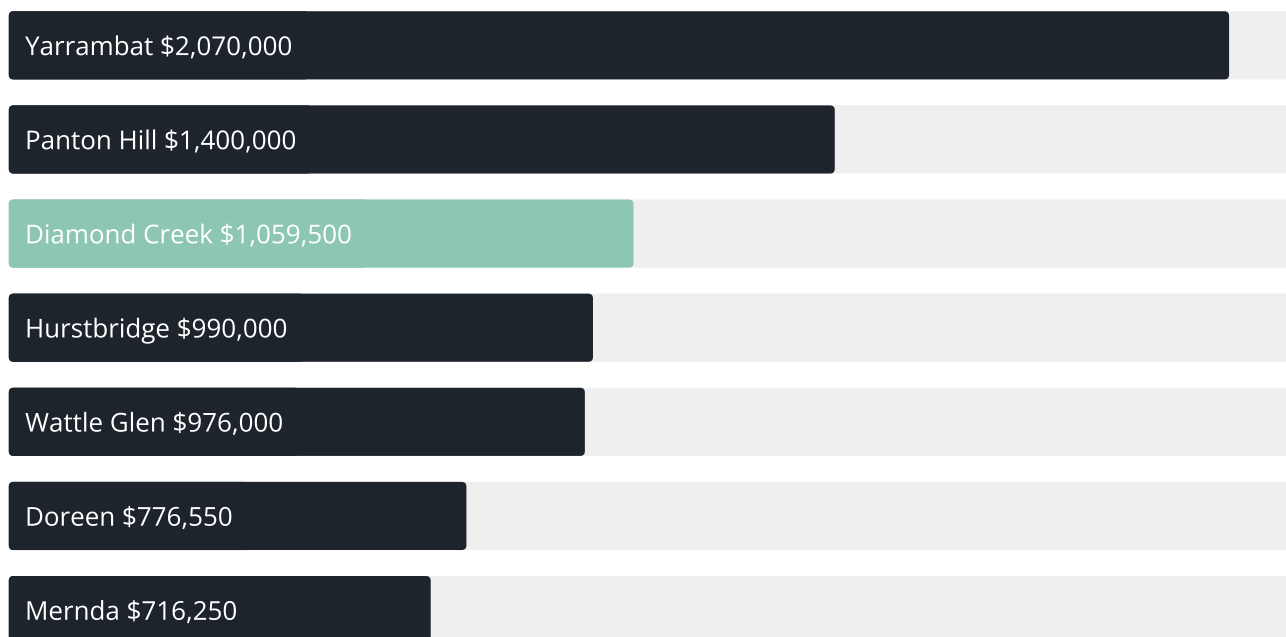
-1.25% ↓

Quarterly Price Change*



DIAMOND CREEK SUBURB REPORT

Median House Sale Price*



Median Unit Sale Price*



DIAMOND CREEK SUBURB REPORT

Sale Method*



● Auction 14%
● Private 86%

Auction Clearance Rate*

71.43%

Median Days on Market^

28 days

Average Hold Period*

5.8 years

Dwelling Type^



● Houses 94% ● Units 6%

Ownership^



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

Population^

12,503

Median Asking Rent per week*

\$618

Population Growth^

6.56%

Rental Yield*

2.77%

Median Age^











39 years

Median Household Size^







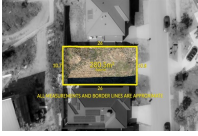



2.9 people

DIAMOND CREEK SUBURB REPORT











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
 8 Stone St Diamond Creek	3	House	\$915,000	25 Jul 2025
 1/31 Old Aqueduct Rd Diamond Creek	3	Townhouse	\$905,000	23 Jul 2025
 11 Nillumbik Sq Diamond Creek	4	House	\$1,135,000	19 Jul 2025
 19 Diamond Views Dr Diamond Creek	5	House	\$1,050,000	10 Jul 2025
 15 Ironbark Rd Diamond Creek	4	House	\$985,000	10 Jul 2025
 28 Ness St Diamond Creek	4	House	\$760,000	07 Jul 2025
 2/31 Haley St Diamond Creek	3	Unit	\$750,000	07 Jul 2025
 5 Lambert St Diamond Creek	0	Land	\$720,000	03 Jul 2025
 19 Fuller St Diamond Creek	4	House	\$780,000	03 Jul 2025
 42 Phipps Cr Diamond Creek	3	House	\$920,000	30 Jun 2025

DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 79 Haley St Diamond Creek	3	House	\$825,000	24 Jun 2025
 51 Broad Gully Rd Diamond Creek	3	House	\$897,000	24 Jun 2025
 14 Dering St Diamond Creek	4	House	\$1,090,000	19 Jun 2025
 16 Daina Ct Diamond Creek	5	House	\$1,160,000	18 Jun 2025
 10 Knightsbridge Pl Diamond Creek	4	House	\$1,355,000	18 Jun 2025
 20 Fraser St Diamond Creek	3	House	\$729,950	11 Jun 2025
 3 Panorama Dr Diamond Creek	0	Land	\$400,000	11 Jun 2025
 22 Cockatiel Pl Diamond Creek	4	House	\$1,470,000	05 Jun 2025
 28 River Gum Cl Diamond Creek	3	House	\$740,000	03 Jun 2025
 13 Haversack Ct Diamond Creek	5	House	\$1,220,000	24 May 2025

DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 167-241 Allendale Rd Diamond Creek	0	Land	\$2,750,000	23 May 2025
 19 River Gum Cl DIAMOND CREEK	3	House (Previously Occupied - Detached)	\$701,500	20 May 2025
 15 Koonawarra Way Diamond Creek	6	House (Previously Occupied - Detached)	\$1,270,000	20 May 2025
 14 Helen Ct Diamond Creek	4	House	\$920,000	17 May 2025
 74 Grassy Flat Rd Diamond Creek	4	House	\$1,040,000	17 May 2025
 83 Oronsay Cr DIAMOND CREEK	4	House	\$1,330,000	17 May 2025
 9 Botanica Ct Diamond Creek	0	Land	\$682,500	17 May 2025
 9 Parook Ct Diamond Creek	3	House	\$936,000	15 May 2025
 1/10 Dering St Diamond Creek	3	Unit	\$695,000	15 May 2025
 2 Raven Ct Diamond Creek	3	House	\$990,000	13 May 2025



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jelliscraig.com.au

Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. 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 Property Sales Data 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.