

Suburb **INSIGHTS**

3089
DIAMOND CREEK



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.09m

Quarterly Price Change

6.86% ↑

Median Unit Price*

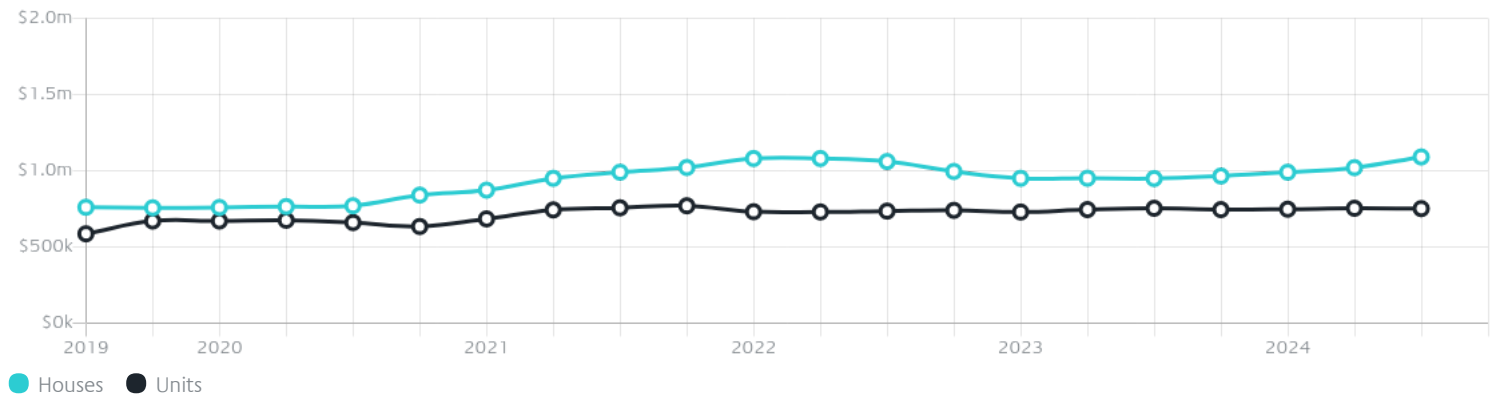
Median

\$751k

Quarterly Price Change

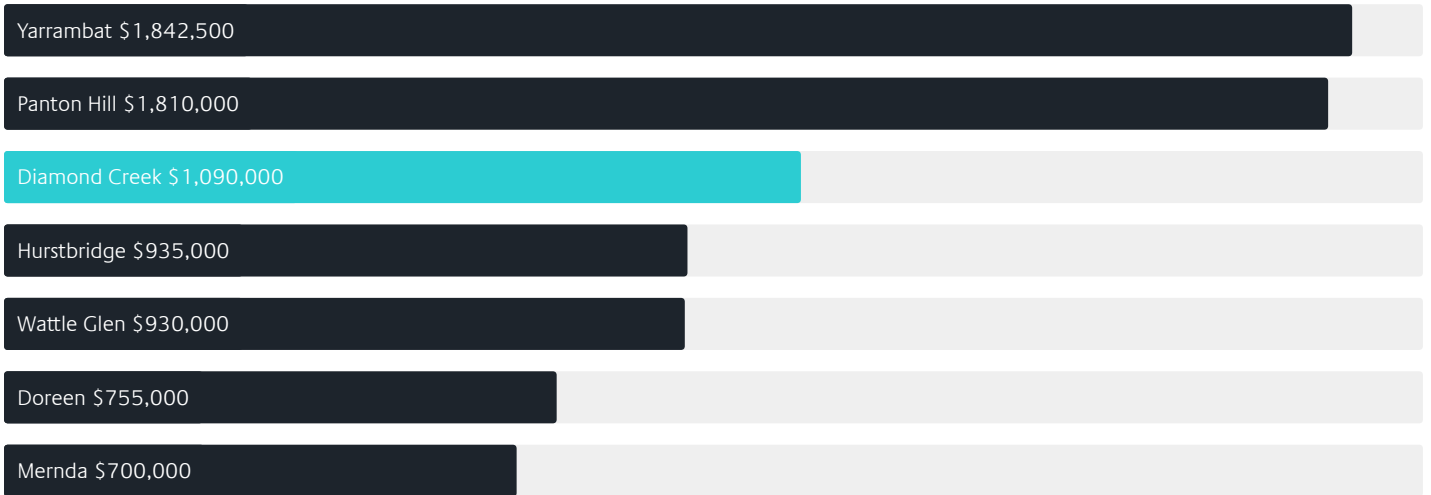
-0.32% ↓

Quarterly Price Change*

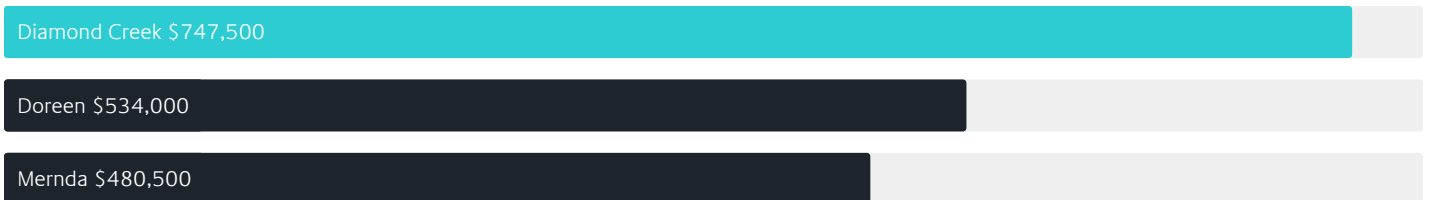


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 15%
● Private 85%

Auction Clearance Rate^{*}

80%

Median Days on Market[^]

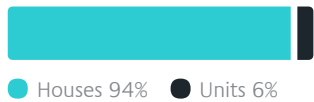
24 days

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^{*}

\$580

Population Growth[^]

6.56%

Rental Yield^{*}

2.77%

Median Age[^]













39 years

Median Household Size[^]













2.9 people

Sold Properties~









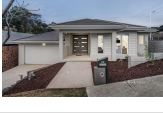



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 12 Cockatiel Pl Diamond Creek	4	House	\$1,382,500	29 Nov 2024
 44 Collins St Diamond Creek	4	House	\$1,026,000	25 Nov 2024
 3 Ormonde Ct Diamond Creek	4	House	\$1,100,000	25 Nov 2024
 4/37 Gregg St Diamond Creek	3	Unit	\$640,000	23 Nov 2024
 6 Discovery Dr Diamond Creek	5	House	\$1,005,000	22 Nov 2024
 2 Lotus Ct Diamond Creek	5	House	\$1,120,000	22 Nov 2024
 7 Siyan Rise Diamond Creek	5	House	\$1,500,000	19 Nov 2024
 20 Irene Ct Diamond Creek	4	House	\$1,220,000	16 Nov 2024
 1/111 Broad Gully Rd Diamond Creek	3	Townhouse	\$840,000	13 Nov 2024
 24 Koonawarra Way Diamond Creek	5	House	\$1,137,500	12 Nov 2024
 3/8 Ironbark Rd Diamond Creek	3	Townhouse	\$825,000	10 Nov 2024
 16 Botanica Ct Diamond Creek	4	House	\$1,480,000	09 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/1 Lambert St Diamond Creek	3	House	\$1,120,000	09 Nov 2024
 2 Grandview Ct Diamond Creek	5	House	\$1,560,000	02 Nov 2024
 111 Cowin St Diamond Creek	4	House	\$871,111	02 Nov 2024
 1/32 Clyde St Diamond Creek	3	House	\$826,000	02 Nov 2024
 12 Gipson St Diamond Creek	3	House	\$795,100	01 Nov 2024
 9 Haley St Diamond Creek	4	House	\$1,030,000	30 Oct 2024
 32 Hillmartin La Diamond Creek	5	House	\$2,500,000	28 Oct 2024
 2/10 Inglis St Diamond Creek	3	House	\$790,000	26 Oct 2024
 73 Oronsay Cr Diamond Creek	2	House	\$861,000	26 Oct 2024
 1/12 Waigo Way Diamond Creek	3	Townhouse	\$840,000	26 Oct 2024
 24 Larson Rd Diamond Creek	4	House	\$2,312,500	25 Oct 2024
 20 Canton Ct Diamond Creek	4	House	\$1,064,000	24 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/20 Fyffe St Diamond Creek	2	Unit	\$718,000	22 Oct 2024
 58 Everleigh Dr Diamond Creek	3	House	\$931,000	15 Oct 2024
 64 Clyde St Diamond Creek	3	House	\$817,650	14 Oct 2024
 7 Happy Valley Rise Diamond Creek	3	House	\$811,000	11 Oct 2024
 37 Perversi Av Diamond Creek	3	House	\$1,200,000	10 Oct 2024
 2 Ormonde Ct Diamond Creek	4	House	\$1,282,000	09 Oct 2024
 4/20 Fyffe St Diamond Creek	2	Unit	\$600,000	08 Oct 2024
 1/34 Chapman St Diamond Creek	3	Unit	\$857,500	08 Oct 2024
 20 Union Gold Cr Diamond Creek	4	House	\$899,000	08 Oct 2024
 15 Jessamber Ct Diamond Creek	3	House	\$930,000	03 Oct 2024
 18 Old Aqueduct Rd Diamond Creek	4	House	\$1,400,000	03 Oct 2024
 30 Moray St Diamond Creek	4	House	\$1,190,000	26 Sep 2024



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jellisraig.com.au

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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