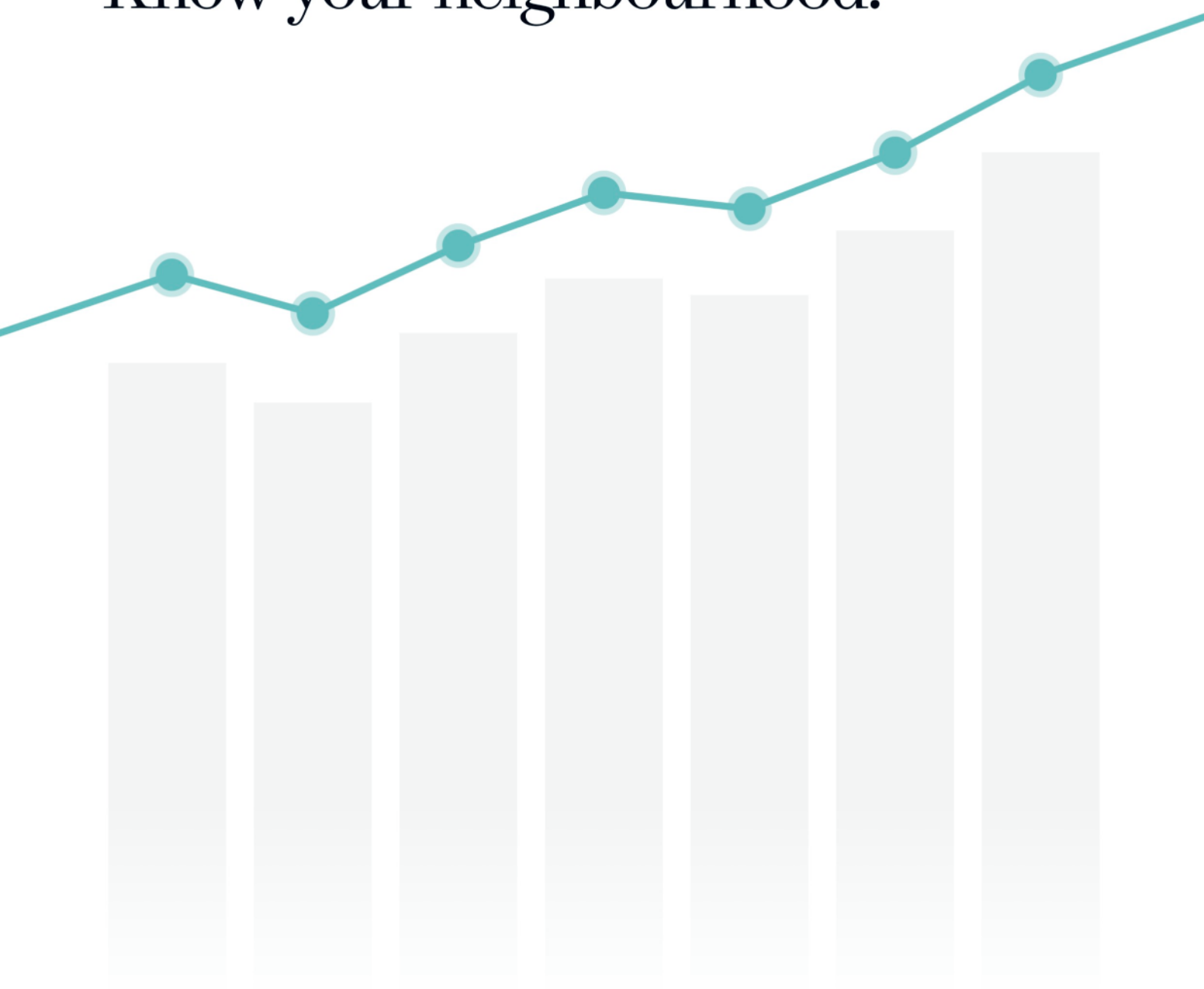


DIAMOND CREEK



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.10m

Quarterly Price Change

2.04% ↑

Median Unit Price*

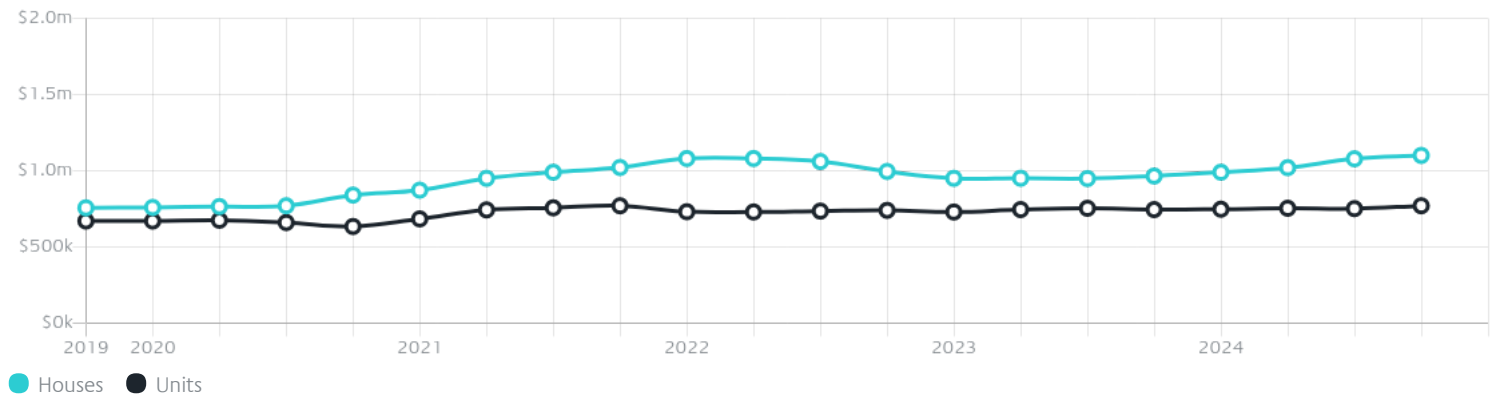
Median

\$770k

Quarterly Price Change

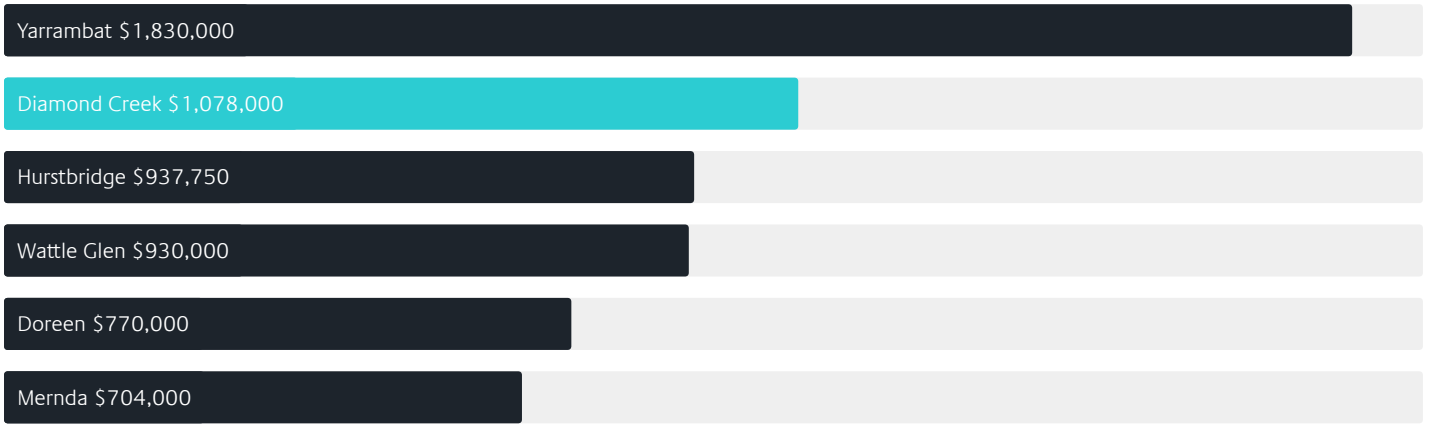
2.50% ↑

Quarterly Price Change*

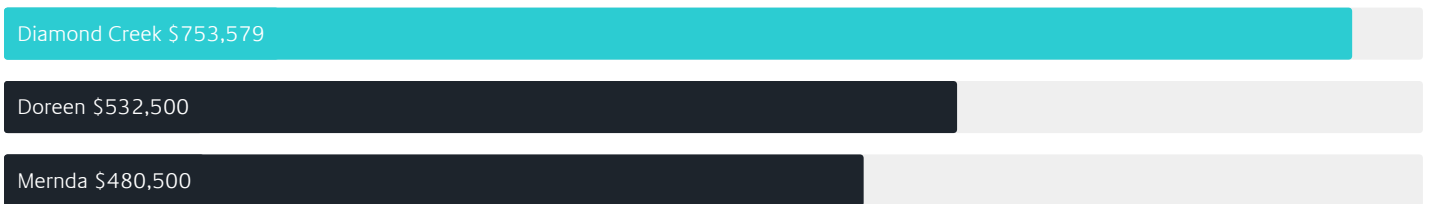


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 14%
● Private 86%

Auction Clearance Rate^{*}

80%

Median Days on Market[^]

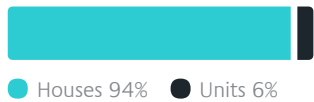
27 days

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[^]










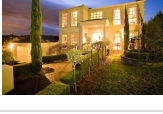


2.9 people

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
 22 Edmonds St Diamond Creek	3	House	\$840,000	30 Jan 2025
 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
 35 Aqueduct La Diamond Creek	5	House	\$1,250,000	13 Dec 2024
 3/26 Chapman St Diamond Creek	3	Flat/Unit/Apartment	\$810,000	13 Dec 2024
 9 Nevern Ct DIAMOND CREEK	4	House	\$977,000	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 Cockatiel Pl Diamond Creek	4	House	\$1,382,500	29 Nov 2024
 4/38 Clyde St Diamond Creek	2	Unit	\$590,000	27 Nov 2024
 13 Ryefield Ct Diamond Creek	4	House	\$1,005,000	27 Nov 2024
 3 Ormonde Ct Diamond Creek	4	House	\$1,100,000	25 Nov 2024
 44 Collins St Diamond Creek	4	House	\$1,026,000	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
 201 Broad Gully Rd Diamond Creek	3	House	\$1,020,000	21 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Discovery Dr Diamond Creek	4	House (Previously Occupied - Detached)	\$880,000	12 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
 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
 1/32 Clyde St Diamond Creek	3	House	\$826,000	02 Nov 2024
 111 Cowin St Diamond Creek	4	House	\$871,111	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
 9a Haley St Diamond Creek	4	House (Previously Occupied - Detached)	\$1,030,000	30 Oct 2024
 19 Patyah St Diamond Creek	3	House	\$935,000	30 Oct 2024



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jellisraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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