

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.10m**

Quarterly Price Change

**2.04% ↑**

## Median Unit Price\*

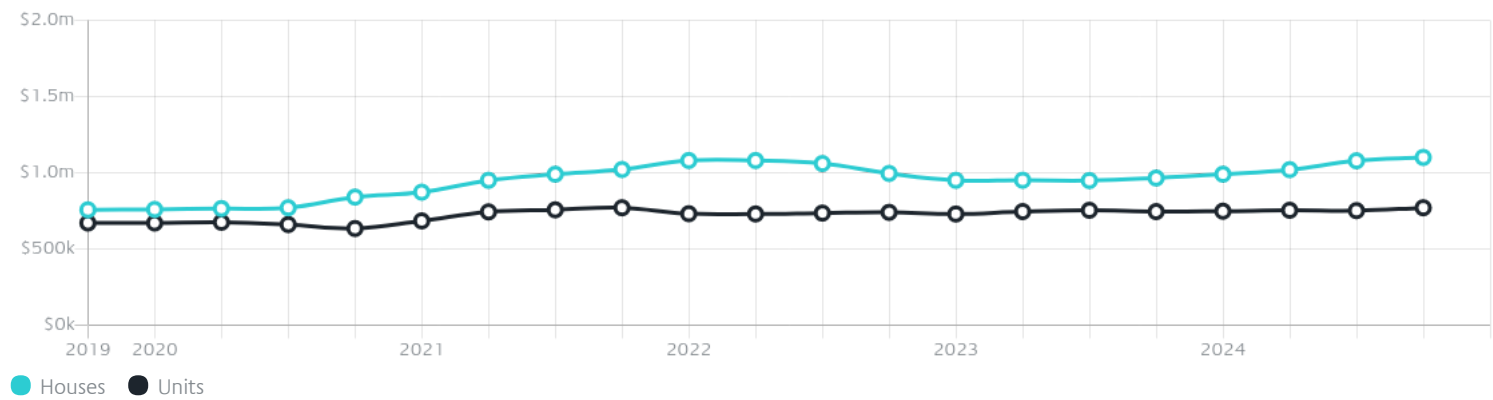
Median

**\$770k**

Quarterly Price Change

**2.50% ↑**

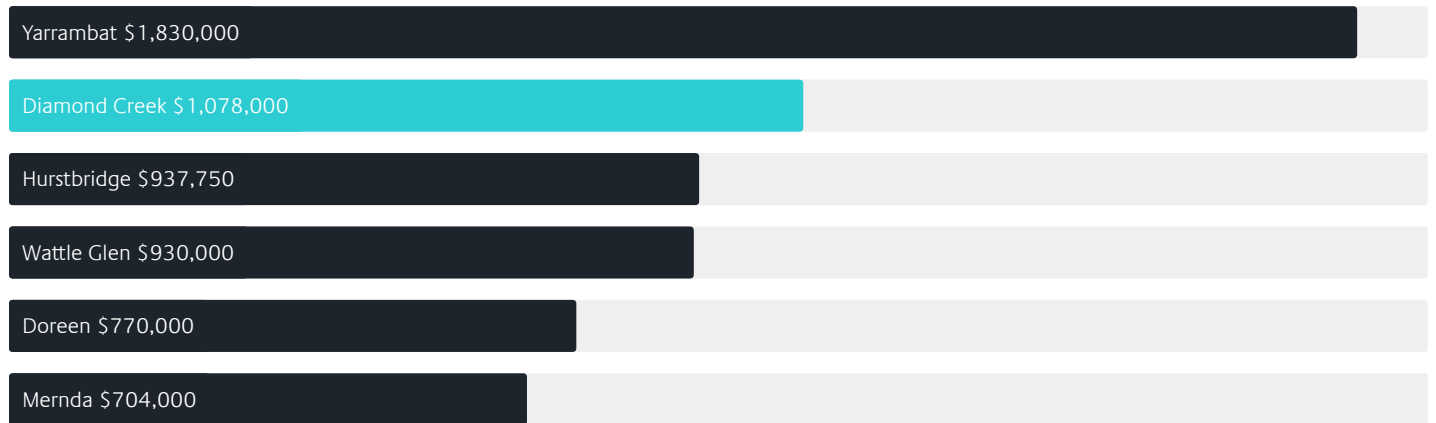
## Quarterly Price Change\*



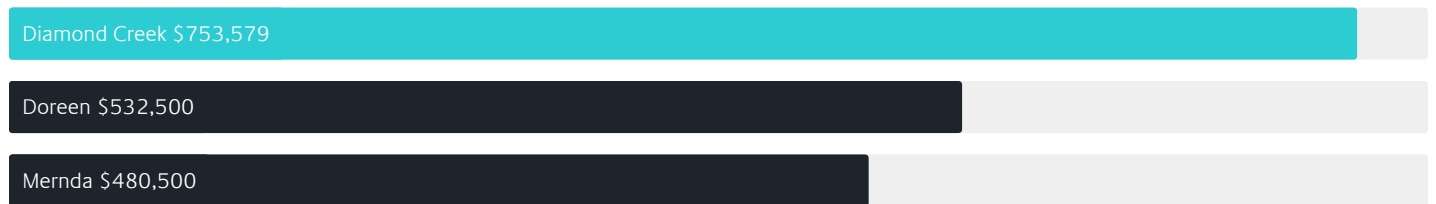
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 14%  
● Private 86%

Auction Clearance Rate<sup>\*</sup>

83.33%

Median Days on Market<sup>^</sup>

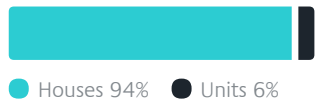
24 days

Average Hold Period<sup>\*</sup>

5.8 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 94% ● Units 6%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

12,503

Median Asking Rent per week<sup>\*</sup>

\$605

Population Growth<sup>^</sup>

6.56%

Rental Yield<sup>\*</sup>

2.77%

Median Age<sup>^</sup>













39 years

Median Household Size<sup>^</sup>



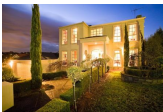









2.9 people

# 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](https://jellisraig.com.au/suburbinsights)













Address	Bedrooms	Type	Price	Sold
 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
 11 Ness St Diamond Creek	3	House	\$885,000	10 Dec 2024
 2 Hillingdon Dr Diamond Creek	3	House	\$740,000	03 Dec 2024
 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
 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
 2 Lotus Ct Diamond Creek	5	House	\$1,120,000	22 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Discovery Dr Diamond Creek	5	House	\$1,005,000	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
 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



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 2/2 Brooks Cr Diamond Creek	3	House	\$580,000	24 Oct 2024
 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



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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