

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.07m

Quarterly Price Change

-2.59% ↓

Median Unit Price*

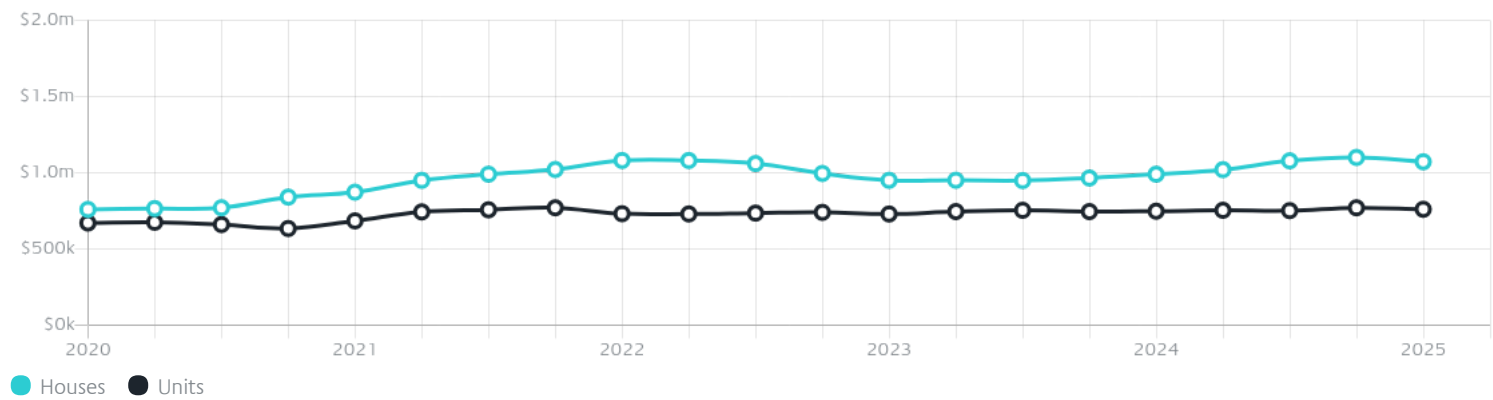
Median

\$760k

Quarterly Price Change

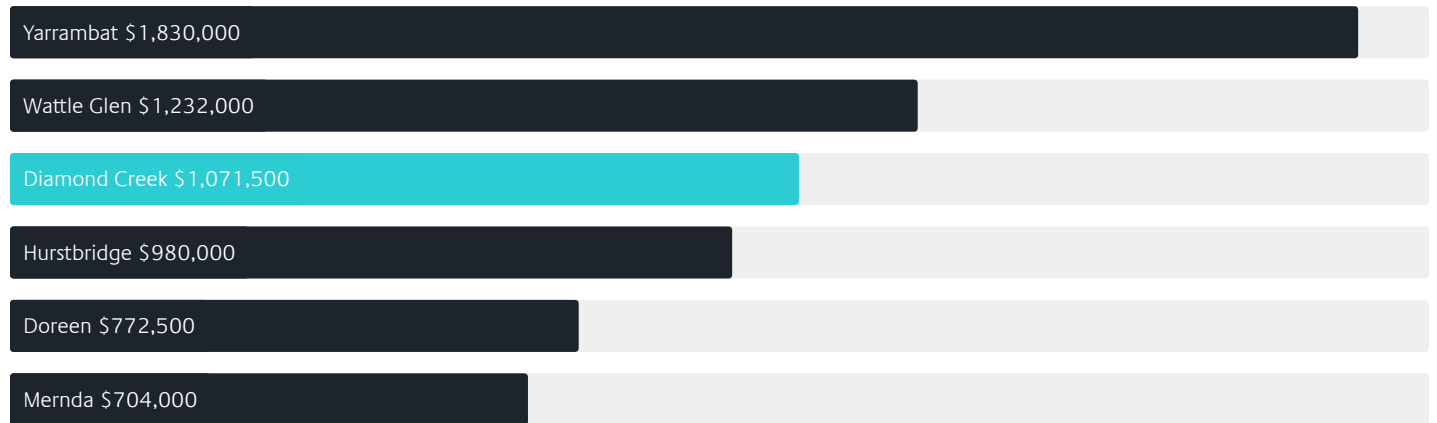
-1.29% ↓

Quarterly Price Change*

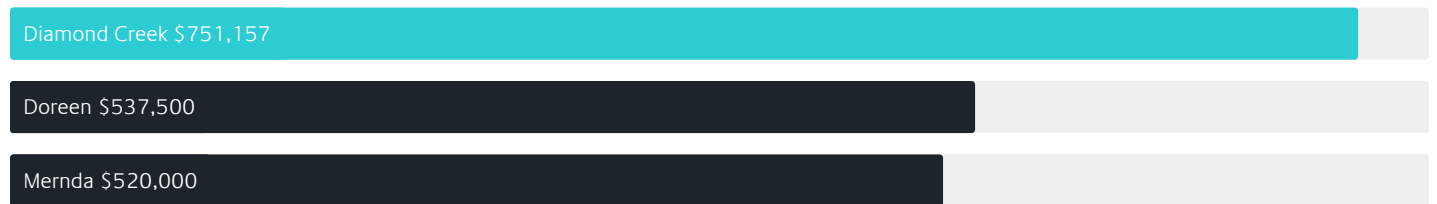


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 9%
● Private 91%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

36 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^{*}

\$650

Population Growth[^]

6.56%

Rental Yield^{*}

2.77%

Median Age[^]







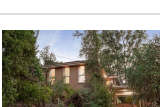
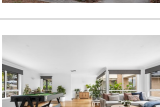
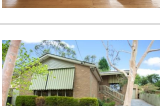
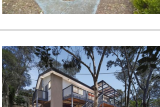
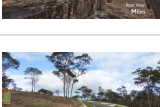
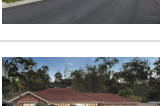
39 years

Median Household Size[^]













2.9 people

Sold Properties~








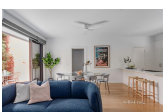




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 13 Haversack Ct Diamond Creek	5	House	\$1,220,000	24 May 2025
 7 Fantail Rise Diamond Creek	5	House	\$1,455,000	24 May 2025
 167-241 Allendale Rd Diamond Creek	0	Land	\$2,750,000	23 May 2025
 18 Rangeview Rd Diamond Creek	4	House	\$1,225,000	20 May 2025
 9 Botanica Ct Diamond Creek	0	Land	\$682,500	17 May 2025
 83 Oronsay Cr DIAMOND CREEK	4	House	\$1,330,000	17 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
 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
 109 Everleigh Dr Diamond Creek	4	House	\$1,455,000	13 May 2025
 3 Campbell St Diamond Creek	3	House	\$881,000	09 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 47 Aqueduct La Diamond Creek	4	House	\$1,270,000	07 May 2025
 17 Panorama Dr Diamond Creek	3	House	\$773,000	07 May 2025
 28 Brownlow Dr Diamond Creek	5	House	\$1,352,000	02 May 2025
 31 Galatea St Diamond Creek	3	House	\$850,000	28 Apr 2025
 20 Lanvos Dr Diamond Creek	3	House (Previously Occupied - Detached)	\$1,000,000	24 Apr 2025
 22 Cassinia Ct Diamond Creek	3	House	\$1,126,000	13 Apr 2025
 10 James Cook Dr DIAMOND CREEK	3	House	\$965,000	12 Apr 2025
 17 Kim St Diamond Creek	4	House	\$1,200,000	12 Apr 2025
 2 Felicia Rise Diamond Creek	4	House	\$940,000	11 Apr 2025
 3 Dartagook St Diamond Creek	3	House	\$800,000	08 Apr 2025
 41 Arrunga Cl Diamond Creek	4	House	\$1,140,000	05 Apr 2025
 8 Chapman St Diamond Creek	3	House	\$790,000	04 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16 David Hockney Dr Diamond Creek	5	House	\$1,360,000	03 Apr 2025
 15/37 Gregg St DIAMOND CREEK	2	Unit	\$618,000	03 Apr 2025
 29 Haley St Diamond Creek	2	House	\$740,000	02 Apr 2025
 73 David Hockney Dr Diamond Creek	4	House	\$1,455,000	31 Mar 2025
 13 Jonquil Cl DIAMOND CREEK	3	House	\$957,000	29 Mar 2025
 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
 38 Fyffe St Diamond Creek	3	House	\$1,315,000	15 Mar 2025



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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