

DIAMOND CREEK

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.10m

Quarterly Price Change

2.04% ↑

Median Unit Price*

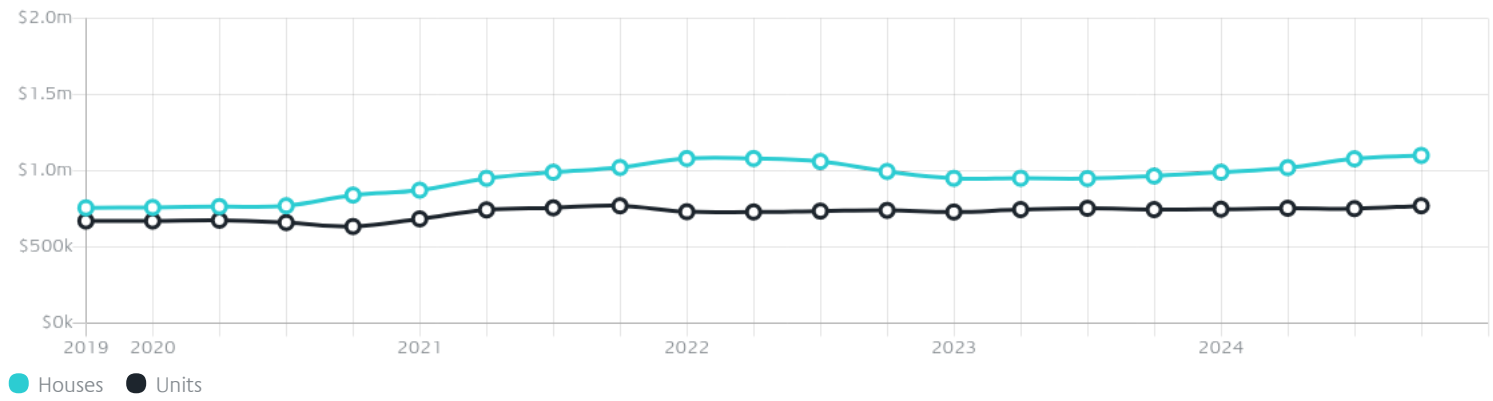
Median

\$770k

Quarterly Price Change

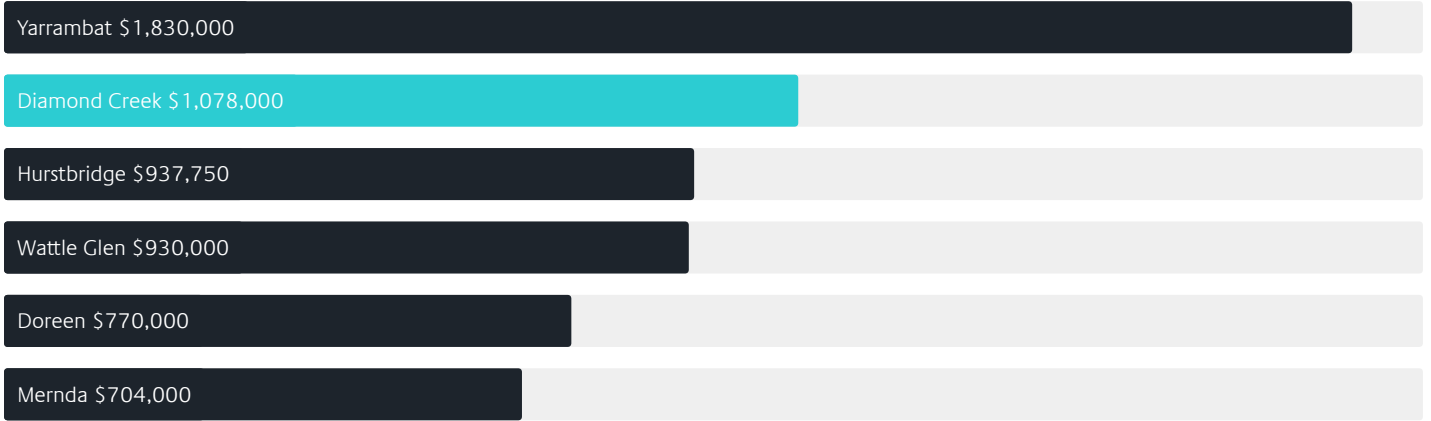
2.50% ↑

Quarterly Price Change*

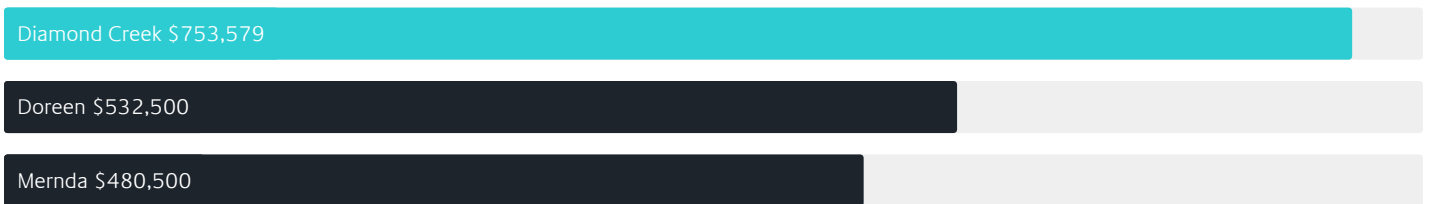


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 15%
● Private 85%

Auction Clearance Rate^{*}

50%

Median Days on Market[^]

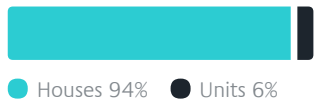
41 days

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[^]









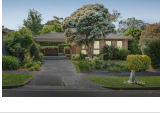
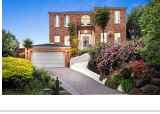


2.9 people

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
 123 Everleigh Dr Diamond Creek	4	House	\$1,250,000	28 Feb 2025
 74 Clyde St Diamond Creek	3	House	\$740,000	24 Feb 2025
 13 Strathaird Cl Diamond Creek	3	House	\$1,025,000	17 Feb 2025
 1/8 Ironbark Rd Diamond Creek	3	Townhouse	\$895,000	08 Feb 2025
 9 Gipson St Diamond Creek	2	House	\$680,000	07 Feb 2025
 1 Yellowbox Way Diamond Creek	3	House	\$1,125,000	07 Feb 2025
 6 Main St Diamond Creek	3	House	\$621,000	31 Jan 2025
 15 Herberts La Diamond Creek	3	House	\$902,500	30 Jan 2025
 22 Edmonds St Diamond Creek	1	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 8 Sanctuary Ct Diamond Creek	4	House	\$871,000	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
 12 Cockatiel Pl Diamond Creek	4	House	\$1,382,500	29 Nov 2024
 13 Ryefield Ct Diamond Creek	4	House	\$1,005,000	27 Nov 2024
 4/38 Clyde St Diamond Creek	2	Unit	\$590,000	27 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



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1022 Main Road, Eltham
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jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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