

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.07m**

Quarterly Price Change

**-2.59% ↓**

## Median Unit Price\*

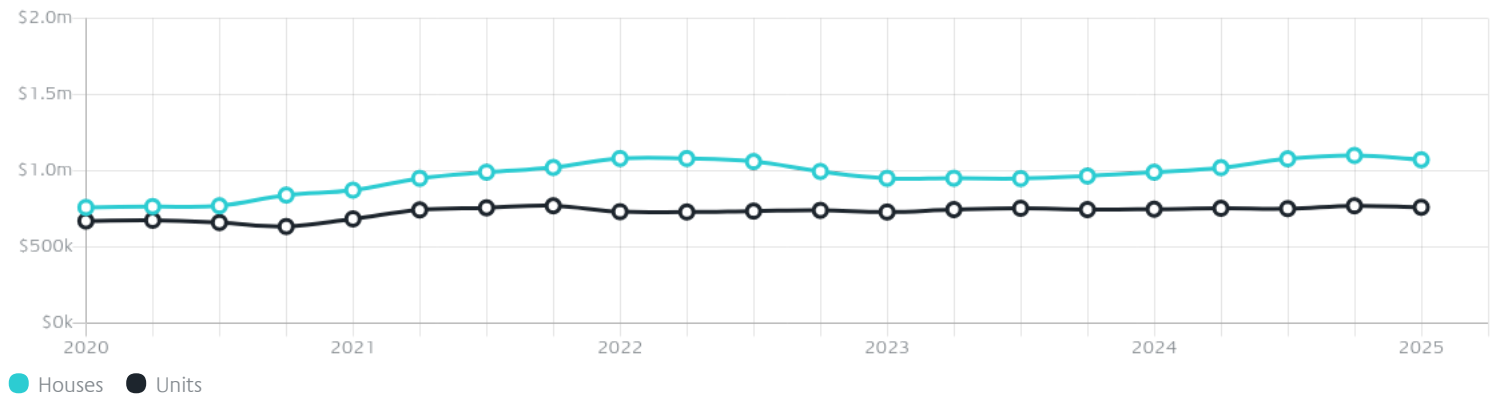
Median

**\$760k**

Quarterly Price Change

**-1.29% ↓**

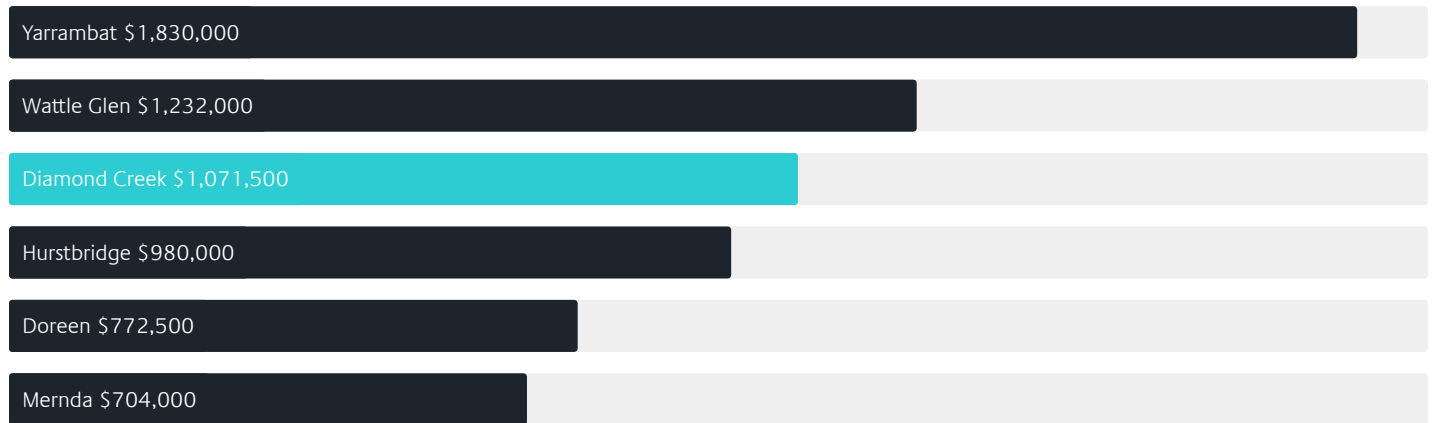
## Quarterly Price Change\*



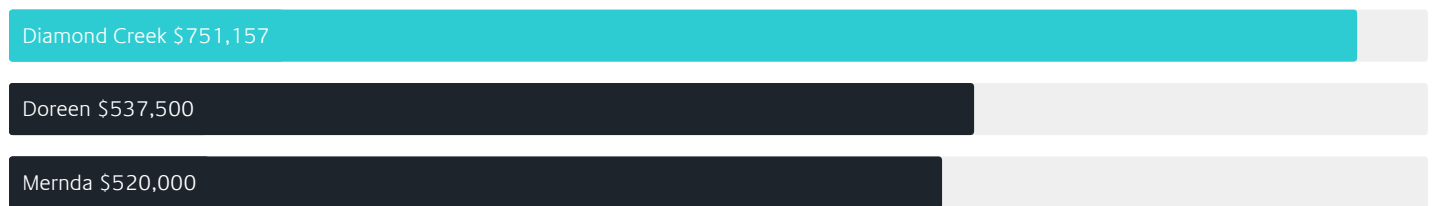
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 7%  
● Private 93%

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

66.67%

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

37 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>

\$650

Population Growth<sup>^</sup>

6.56%

Rental Yield<sup>\*</sup>

2.77%

Median Age<sup>^</sup>








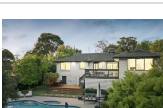
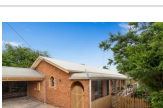
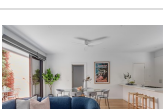

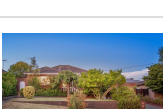
39 years

Median Household Size<sup>^</sup>






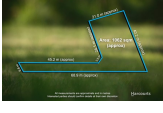






2.9 people

# Sold Properties~









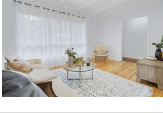

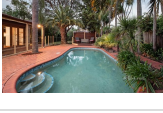

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 41 Arrunga Cl Diamond Creek	4	House	\$1,140,000	05 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
 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
 2 Stone St DIAMOND CREEK	4	House	\$975,000	19 Mar 2025
 46 Patyah St Diamond Creek	2	House	\$830,000	19 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 22 Chapman St Diamond Creek	3	House	\$995,000	14 Mar 2025
 5 Walter Withers Ct Diamond Creek	5	House	\$1,400,000	07 Mar 2025
 2/24 Chapman St Diamond Creek	3	Strata Unit/Flat	\$950,000	04 Mar 2025
 93 Collard Dr Diamond Creek	0	Land	\$442,500	01 Mar 2025
 9 Egan St Diamond Creek	6	House	\$1,100,000	25 Feb 2025
 74 Clyde St Diamond Creek	3	House	\$740,000	24 Feb 2025
 2/8 Fraser St Diamond Creek	2	Townhouse	\$751,000	18 Feb 2025
 13 Strathaird Cl Diamond Creek	3	House	\$1,025,000	17 Feb 2025
 6 Victoria St Diamond Creek	3	House	\$835,000	17 Feb 2025
 123 Everleigh Dr Diamond Creek	4	House	\$1,250,000	15 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 64 Haley St Diamond Creek	3	House (Previously Occupied - Detached)	\$375,000	12 Feb 2025
 16 Candlebark Cl Diamond Creek	6	House	\$1,350,000	09 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
 6/6 Edmonds St Diamond Creek	1	Flat/Unit/Apartment	\$685,000	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



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

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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