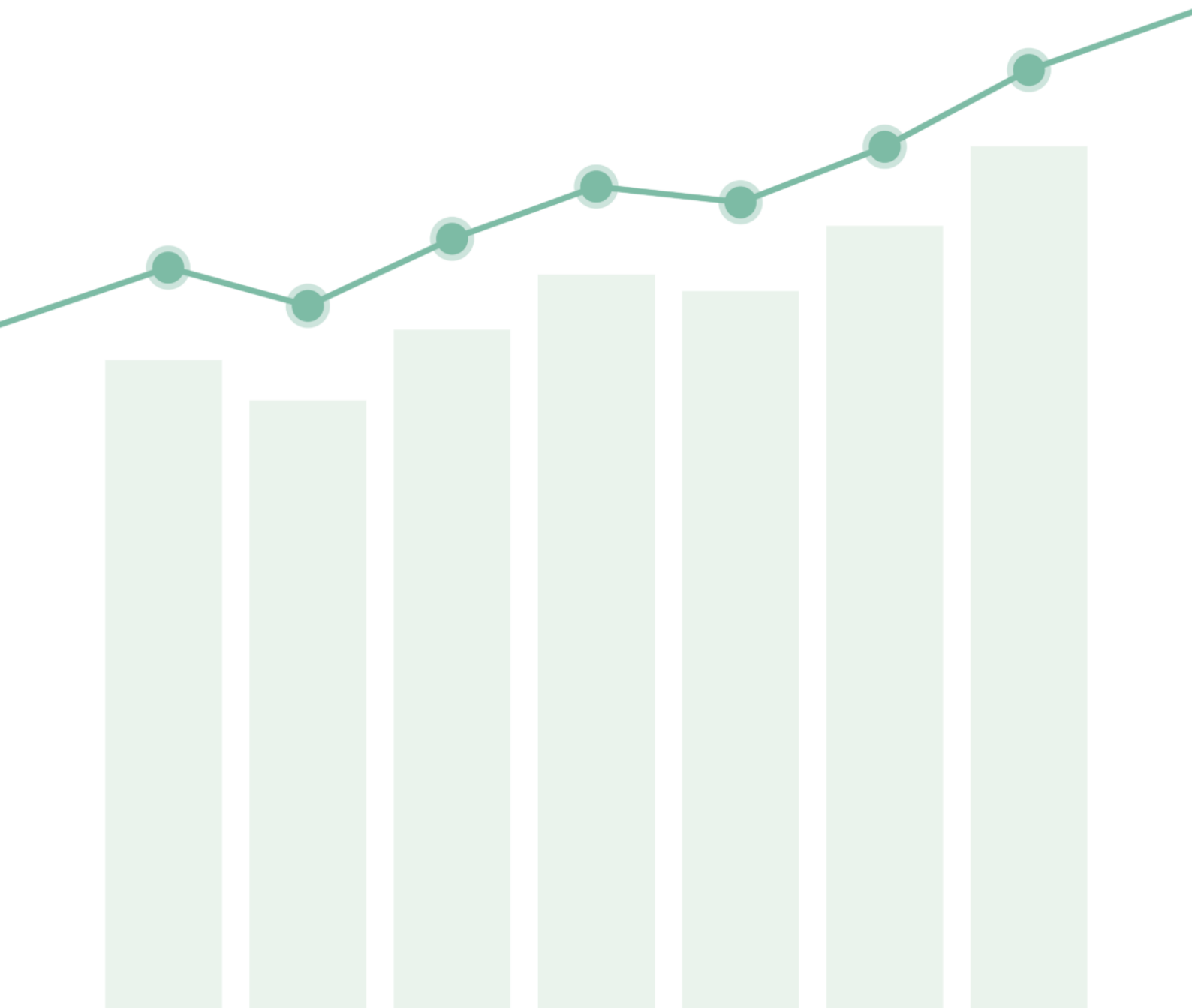


JellisCraig

DIAMOND CREEK

Suburb Report

Know your neighbourhood.



DIAMOND CREEK SUBURB REPORT

Median House Price*

Median

\$1.06m

Quarterly Price Change

0.85% ↑

Median Unit Price*

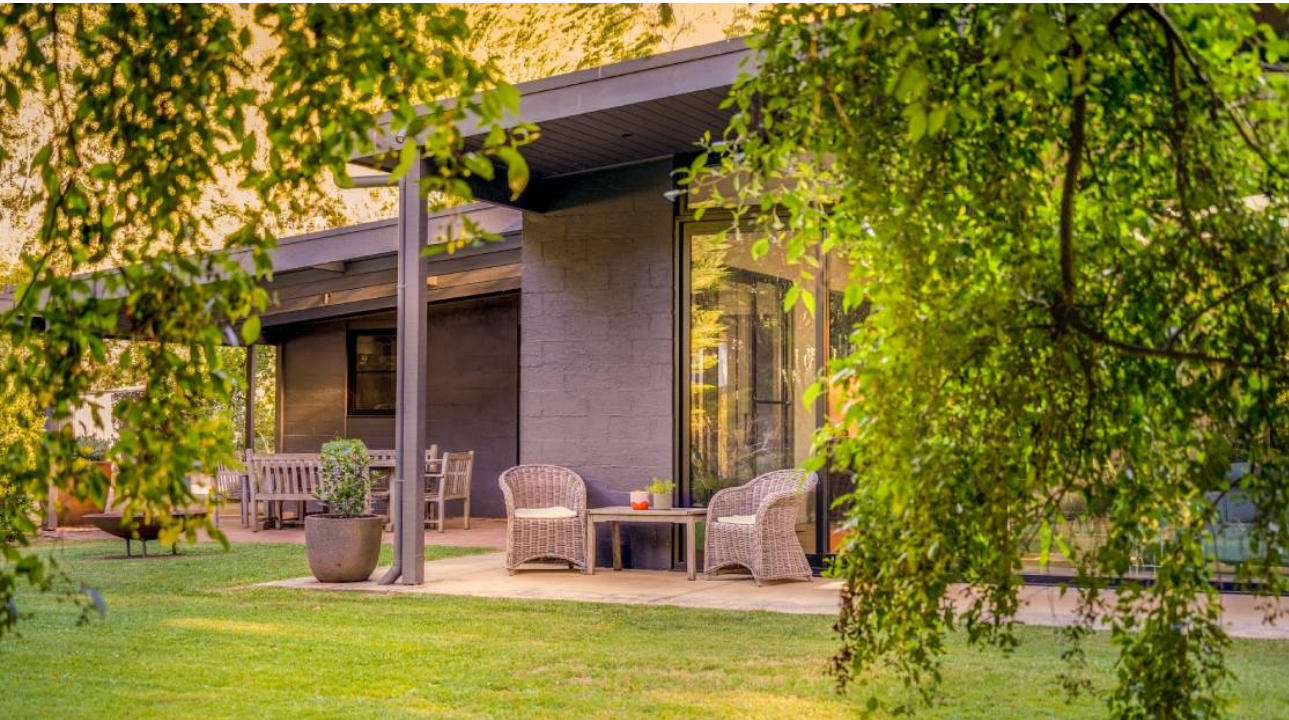
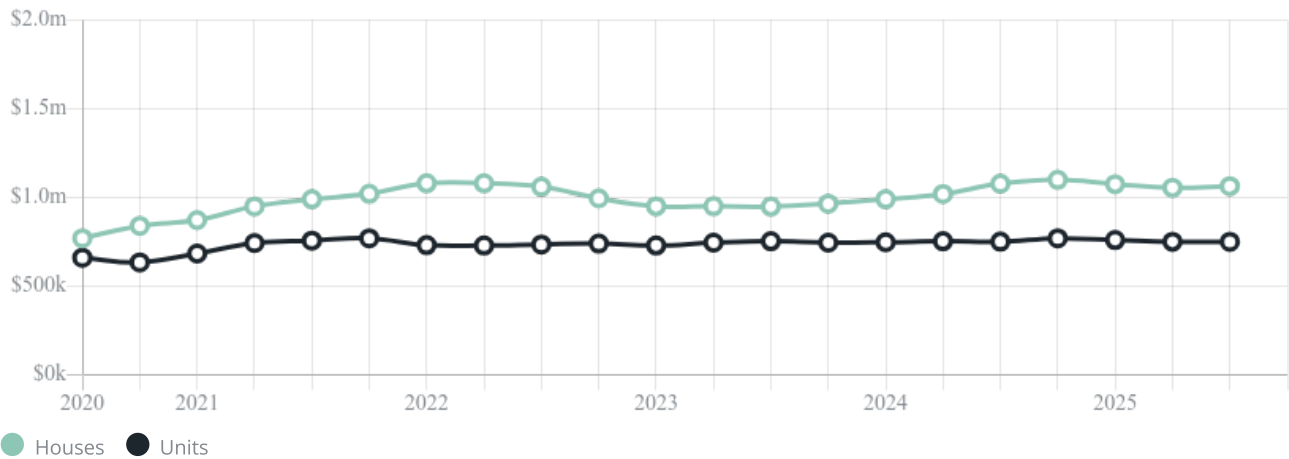
Median

\$750k

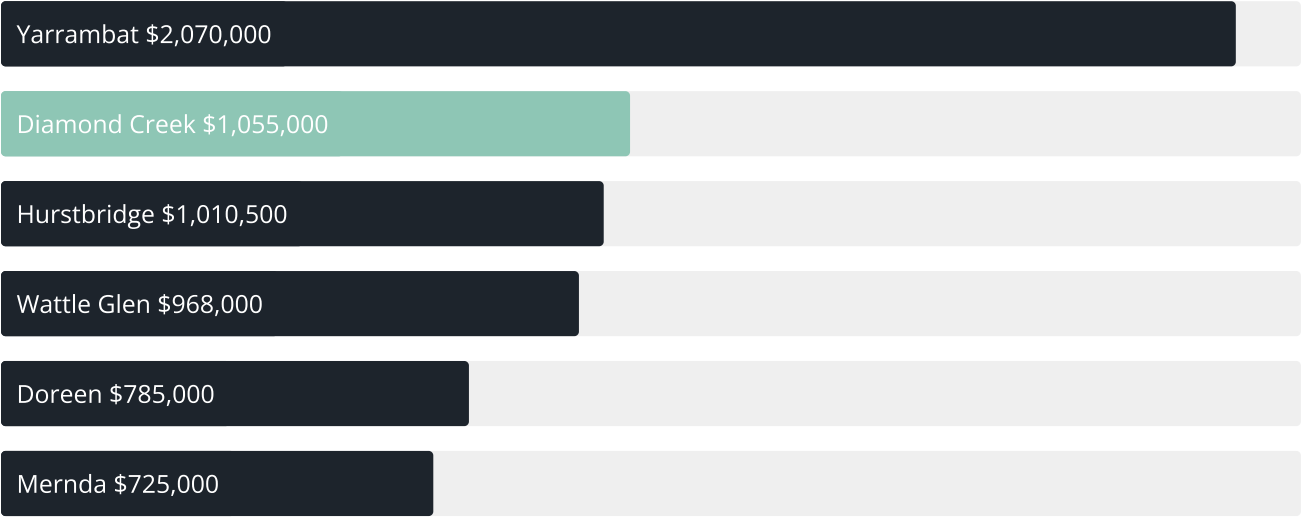
Quarterly Price Change

-0.06% ↓

Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



DIAMOND CREEK SUBURB REPORT

Sale Method^{*}

Auction 13%

Private 87%

Auction Clearance Rate^{*}

85.71%

Median Days on Market[^]

25 days

Average Hold Period^{*}

5.8 years

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

DIAMOND CREEK SUBURB REPORT

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
 30 Edinburgh St Diamond Creek	3	House	\$712,000	28 Oct 2025
 5 Serenity Pl Diamond Creek	5	House	\$1,245,000	20 Oct 2025
 5 Bishop Av Diamond Creek	3	House	\$900,000	20 Oct 2025
 2/30 Bruce St DIAMOND CREEK	3	Unit	\$800,000	14 Oct 2025
 96 Bellbird Rd Diamond Creek	4	House	\$1,000,000	09 Oct 2025
 34 Diamond Views Dr Diamond Creek	3	House	\$1,105,500	08 Oct 2025
 12 Aspiration Rise Diamond Creek	4	House	\$1,205,000	08 Oct 2025
 14 Glen View Cl Diamond Creek	3	House	\$1,210,000	08 Oct 2025
 29 Anne St Diamond Creek	4	House	\$1,185,000	07 Oct 2025
 3 Gregg St DIAMOND CREEK	3	House	\$970,000	06 Oct 2025

DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/32 Chapman St Diamond Creek	2	House	\$790,000	03 Oct 2025
 7 Gem Ct Diamond Creek	4	House	\$1,370,000	02 Oct 2025
 12a Inglis St Diamond Creek	3	House	\$930,000	30 Sep 2025
 20 Citriodora Ct DIAMOND CREEK	3	House	\$1,132,000	25 Sep 2025
 17 Brownlow Dr Diamond Creek	4	House	\$1,280,000	24 Sep 2025
 16 Bruce St Diamond Creek	4	House	\$1,060,000	24 Sep 2025
 6/86 Main Hurstbridge Rd Diamond Creek	4	Flat/Unit/Apartment	\$605,000	23 Sep 2025
 6/86-92 Main Hurstbridge Rd Diamond Creek	2	Unit	\$605,000	23 Sep 2025
 9 Dartagook St Diamond Creek	4	House	\$920,000	23 Sep 2025
 28 Bishop Av Diamond Creek	3	House	\$865,000	18 Sep 2025

DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Kookaburra Rise Diamond Creek	4	House	\$1,020,000	17 Sep 2025
 1/106-112 Cowin St Diamond Creek	2	Unit	\$642,000	16 Sep 2025
 1/106 Cowin St Diamond Creek	2	Flat/Unit/Apartment	\$642,000	11 Sep 2025
 21-25 Aqueduct La Diamond Creek	4	House	\$1,921,000	10 Sep 2025
 37 Serenity Pl Diamond Creek	0	Land	\$425,000	05 Sep 2025
 4 Diamond Views Dr Diamond Creek	4	House	\$1,220,000	02 Sep 2025
 7 Eureka Rise Diamond Creek	5	House	\$1,270,000	30 Aug 2025
 36 Collins St Diamond Creek	3	House	\$960,000	28 Aug 2025
 14 Egan St Diamond Creek	3	House	\$1,105,000	28 Aug 2025
 63 Everleigh Dr Diamond Creek	4	House	\$1,305,000	28 Aug 2025



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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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