

JellisCraig

DIAMOND CREEK

Suburb Report

Know your neighbourhood.



DIAMOND CREEK SUBURB REPORT

Median House Price*

Median

\$1.06m

Quarterly Price Change

-1.44% ↓

Median Unit Price*

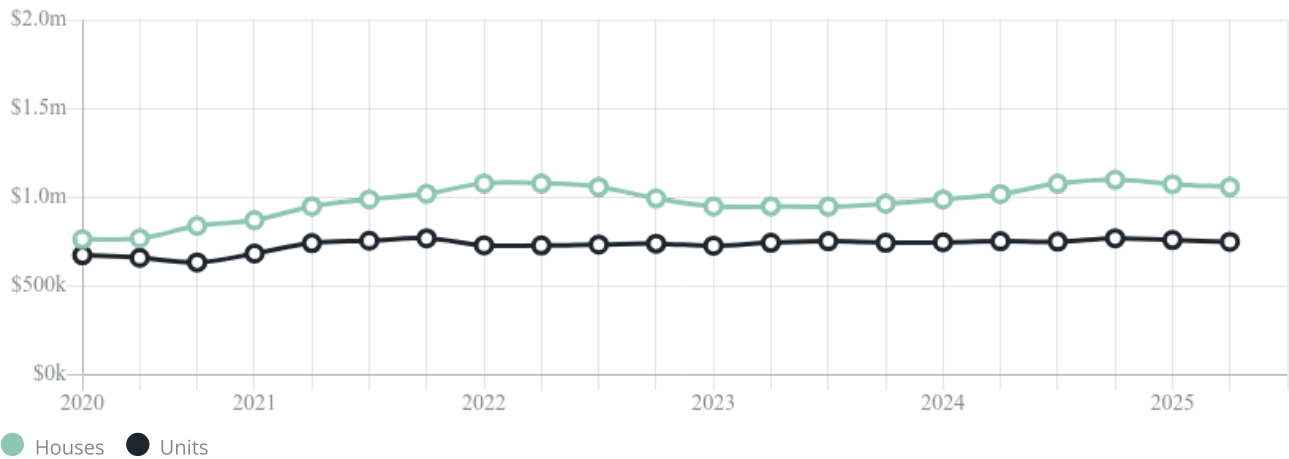
Median

\$751k

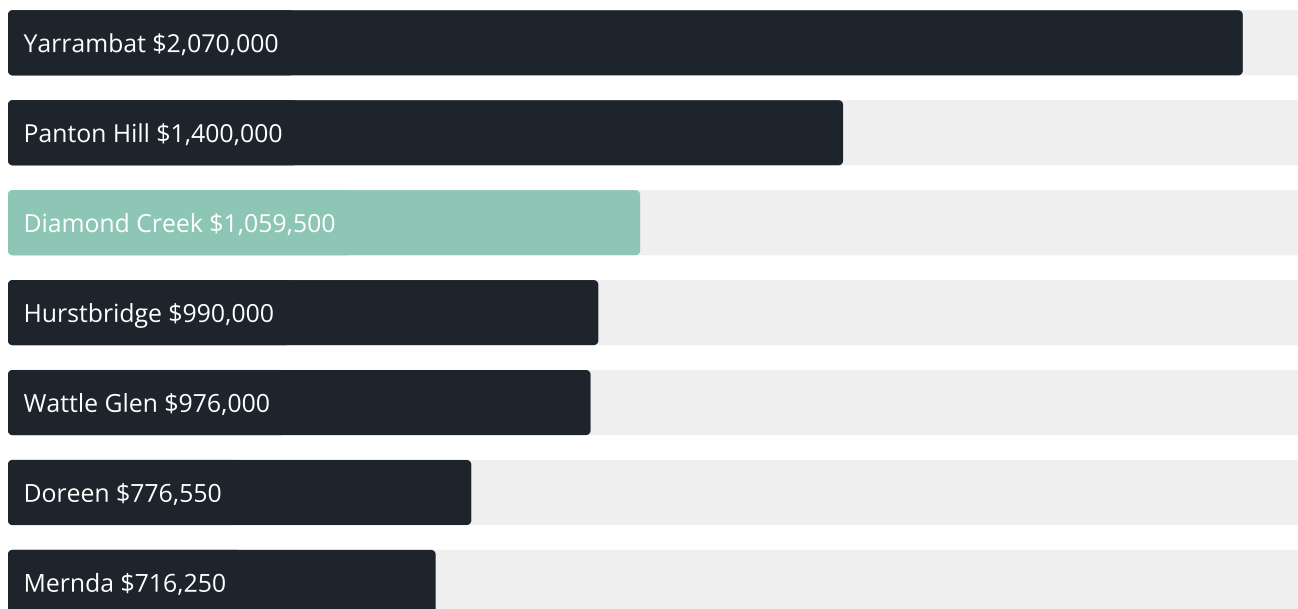
Quarterly Price Change

-1.25% ↓

Quarterly Price Change*



DIAMOND CREEK SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

DIAMOND CREEK SUBURB REPORT

Sale Method*



Auction 13%

Private 87%

Auction Clearance Rate*

100%

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*

\$618

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
 17 Brownlow Dr Diamond Creek	4	House	\$1,280,000	24 Sep 2025
 3 Penton Ct Diamond Creek	3	House	\$1,191,000	24 Sep 2025
 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
 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

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Address	Bedrooms	Type	Price	Sold
 63 Everleigh Dr Diamond Creek	4	House	\$1,305,000	28 Aug 2025
 11 Knightsbridge Pl DIAMOND CREEK	4	House	\$1,277,500	28 Aug 2025
 21 Fairview Cr Diamond Creek	4	House	\$1,060,000	28 Aug 2025
 23 Luscombe Dr Diamond Creek	4	House	\$1,357,500	23 Aug 2025
 3/5 Diamond Views Dr Diamond Creek	3	House	\$900,000	22 Aug 2025
 23 Nicole Cr Diamond Creek	4	House	\$1,426,357	19 Aug 2025
 1 Diamond Views Dr Diamond Creek	4	House	\$1,162,500	16 Aug 2025
 5 Koonawarra Way Diamond Creek	2	House	\$771,100	13 Aug 2025
 6 Julius Ct DIAMOND CREEK	5	House	\$1,130,000	13 Aug 2025
 13 Sovereign Rise Diamond Creek	5	House	\$1,200,000	10 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 12 Lotus Ct Diamond Creek	4	House	\$1,091,000	08 Aug 2025
 41 Collard Dr Diamond Creek	4	House	\$1,040,000	02 Aug 2025
 18 Dartagook St Diamond Creek	6	House	\$1,199,000	01 Aug 2025
 62 Grassy Flat Rd Diamond Creek	4	House	\$1,150,000	30 Jul 2025
 5 Campbell St Diamond Creek	4	House	\$1,160,000	28 Jul 2025
 8 Stone St Diamond Creek	3	House	\$915,000	25 Jul 2025
 12-14 Galatea St Diamond Creek	4	House	\$1,220,000	25 Jul 2025
 1/31 Old Aqueduct Rd Diamond Creek	3	Townhouse	\$905,000	23 Jul 2025
 9 Ryefield Ct Diamond Creek	4	House	\$965,000	22 Jul 2025
 11 Nillumbik Sq Diamond Creek	4	House	\$1,135,000	19 Jul 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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