

# 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\*

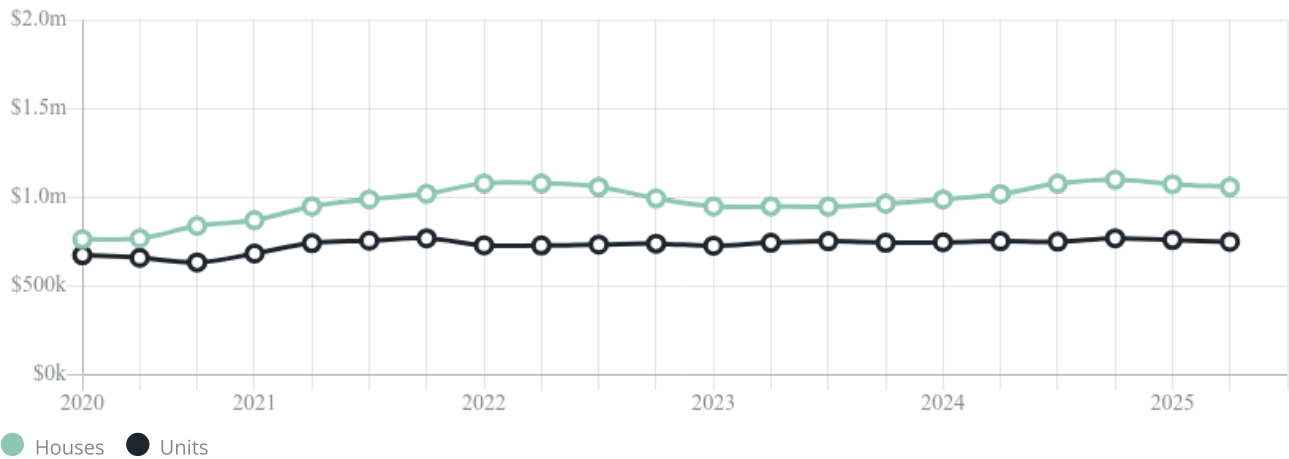
Median

\$751k

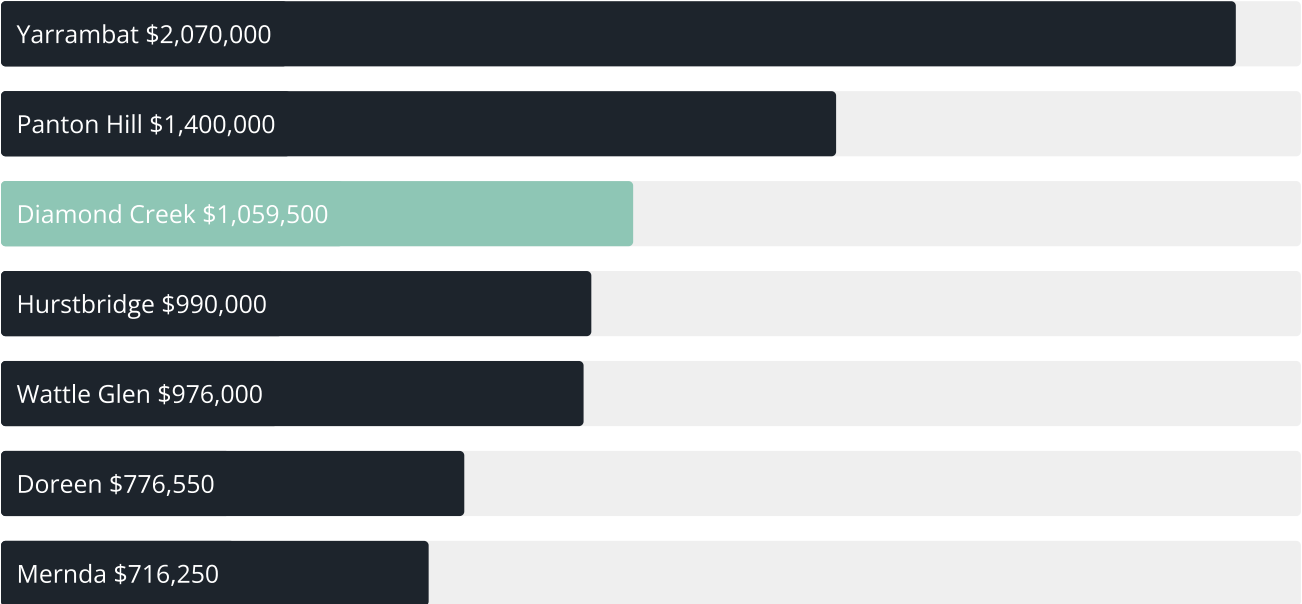
Quarterly Price Change

-1.25% ↓

Quarterly Price Change\*



Median House Sale Price\*



Median Unit Sale Price\*



## DIAMOND CREEK SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 13%

● Private 87%

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

66.67%

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

24 days

Average Hold Period<sup>\*</sup>

5.8 years

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>

\$618

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

## 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](https://jellisraig.com.au/suburbinsights)











Address	Bedrooms	Type	Price	Sold
 11 Knightsbridge Pl DIAMOND CREEK	4	House	\$1,277,500	28 Aug 2025
 63 Everleigh Dr Diamond Creek	4	House	\$1,305,000	28 Aug 2025
 36 Collins St Diamond Creek	3	House	\$960,000	28 Aug 2025
 23 Luscombe Dr Diamond Creek	4	House	\$1,357,500	23 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
 12 Lotus Ct Diamond Creek	4	House	\$1,091,000	08 Aug 2025
 62 Grassy Flat Rd Diamond Creek	4	House	\$1,150,000	30 Jul 2025

## DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 32 Royston St Diamond Creek	4	House	\$1,470,000	18 Jul 2025
 19 Diamond Views Dr Diamond Creek	5	House	\$1,050,000	10 Jul 2025
 15 Ironbark Rd Diamond Creek	4	House	\$985,000	10 Jul 2025
 28 Ness St Diamond Creek	4	House	\$760,000	07 Jul 2025



## DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/31 Haley St Diamond Creek	3	Unit	\$750,000	07 Jul 2025
 5 Lambert St Diamond Creek	0	Land	\$720,000	03 Jul 2025
 19 Fuller St Diamond Creek	4	House	\$780,000	03 Jul 2025
 4 Amaroo Ct Diamond Creek	3	Flat/Unit/Apartment	\$700,000	02 Jul 2025
 42 Phipps Cr Diamond Creek	3	House	\$920,000	30 Jun 2025
 141 Broad Gully Rd Diamond Creek	3	House	\$860,000	26 Jun 2025
 79 Haley St Diamond Creek	3	House	\$825,000	24 Jun 2025
 51 Broad Gully Rd Diamond Creek	3	House	\$897,000	24 Jun 2025
 14 Dering St Diamond Creek	4	House	\$1,090,000	19 Jun 2025
 10 Knightsbridge Pl Diamond Creek	4	House	\$1,355,000	18 Jun 2025



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Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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