

# 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\*

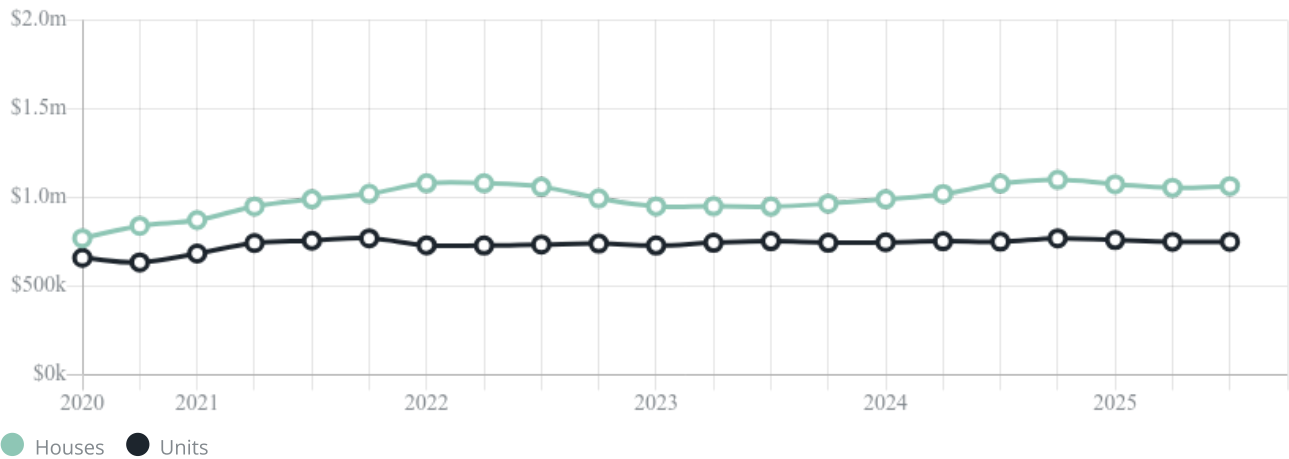
Median

\$750k

Quarterly Price Change

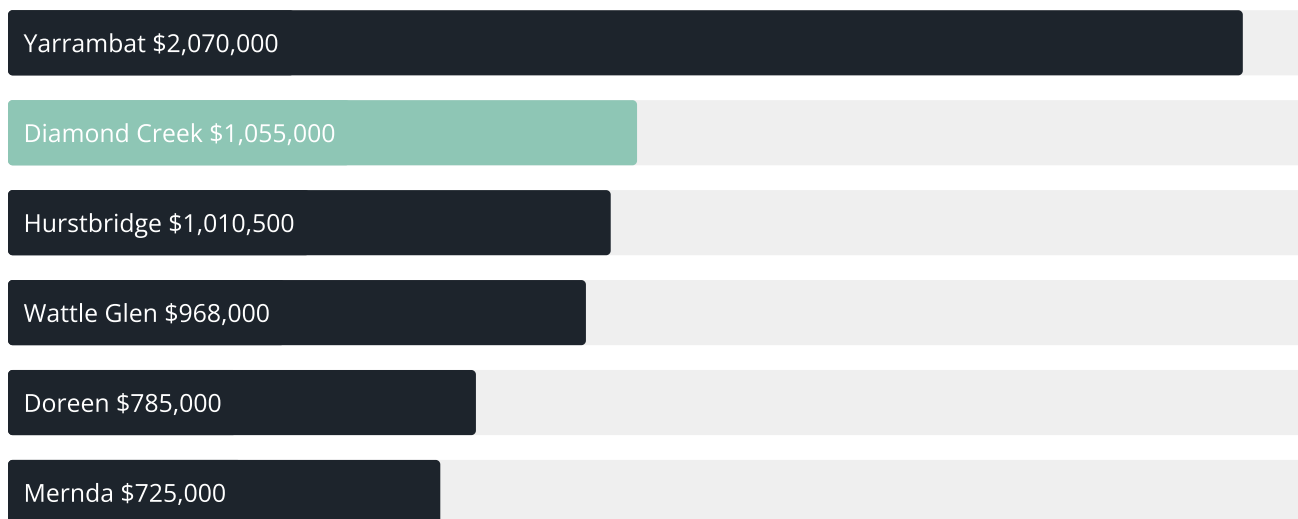
-0.06% ↓

Quarterly Price Change\*



## DIAMOND CREEK SUBURB REPORT

### Median House Sale Price<sup>\*</sup>



### Median Unit Sale Price<sup>\*</sup>



## DIAMOND CREEK SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 14%

● Private 86%

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

75%

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

25 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>

\$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

## 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)











Address	Bedrooms	Type	Price	Sold
 13 Panorama Dr Diamond Creek	3	House	\$905,000	26 Nov 2025
 82 Broad Gully Rd Diamond Creek	3	House	\$961,000	25 Nov 2025
 1/24 Coniston St Diamond Creek	3	Unit	\$635,000	24 Nov 2025
 6 Chisholm Ct Diamond Creek	4	House	\$1,300,000	19 Nov 2025
 129 Broad Gully Rd Diamond Creek	3	House	\$957,500	18 Nov 2025
 3/10 Fuller St Diamond Creek	4	House	\$1,000,000	15 Nov 2025
 45 Grassy Flat Rd Diamond Creek	3	House	\$855,000	15 Nov 2025
 15 Strathaird Cl Diamond Creek	3	House	\$1,000,000	14 Nov 2025
 3 Helen Ct Diamond Creek	3	House	\$875,000	13 Nov 2025
 2/12 Dering St Diamond Creek	3	Townhouse	\$780,000	31 Oct 2025

## DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 30 Edinburgh St Diamond Creek	3	House	\$712,000	28 Oct 2025
 54 Hillingdon Dr Diamond Creek	5	House	\$1,230,000	25 Oct 2025
 100 Lambert St Diamond Creek	3	House	\$985,500	24 Oct 2025
 37 Wayland Ct Diamond Creek	3	House	\$1,230,000	21 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



## DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 59 Haley St Diamond Creek	4	House (Previously Occupied - Detached)	\$450,000	07 Oct 2025
 3 Gregg St DIAMOND CREEK	3	House	\$970,000	06 Oct 2025
 16 Kelly St Diamond Creek	3	House	\$805,000	03 Oct 2025
 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



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Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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