



Diamond Creek

# Suburb Report



Your connection to property insights



**JellisCraig**

DIAMOND CREEK SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.06m

Quarterly price change

0.00% ↓

Median unit price<sup>1</sup>

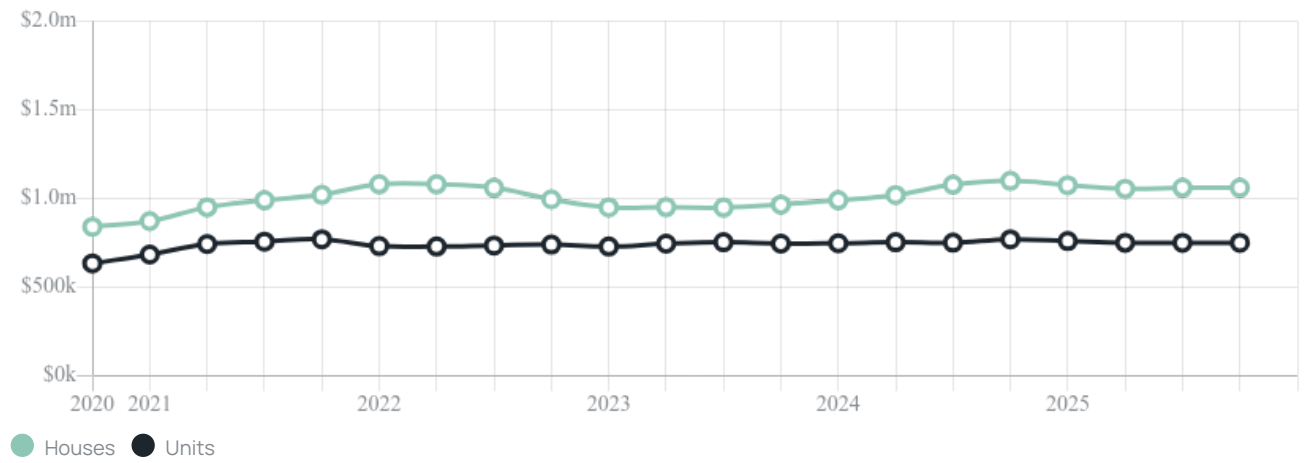
Median

\$750k

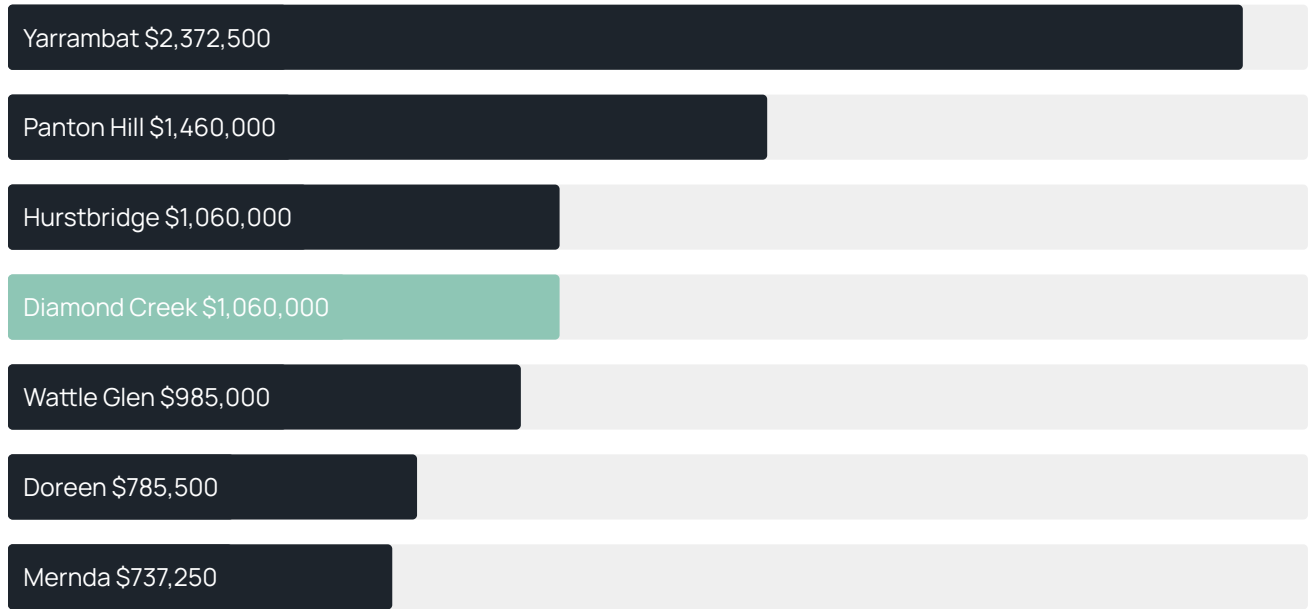
Quarterly price change

0.00% ↓

Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



- Auction 10%
- Private 90%

Auction clearance rate<sup>3</sup>

60%

Median days on market<sup>3</sup>

23 days

Average hold period<sup>1</sup>

5.8 years

Dwelling type<sup>5</sup>



- Houses 94%
- Units 6%

Ownership<sup>5</sup>



- Owned outright 37%
- Mortgaged 55%
- Rented 8%

Population<sup>5</sup>

12,503

Median asking rent<sup>1</sup>

\$650 per week

Population growth<sup>5</sup>

6.56%

Rental yield<sup>1</sup>

2.77%

Median age<sup>5</sup>

39 years











Median household size<sup>5</sup>

2.9 people











DIAMOND CREEK SUBURB REPORT

## Recent Diamond Creek sales











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/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 117 Cowin St Diamond Creek	3	House	\$855,000	23 Mar 2026
 28 Everleigh Dr Diamond Creek	3	House	\$875,000	20 Mar 2026
 11 Luscombe Dr Diamond Creek	5	House	\$1,610,000	18 Mar 2026
 8 Pinjarra Ct Diamond Creek	5	House	\$1,340,000	18 Mar 2026
 41 Broad Gully Rd Diamond Creek	3	House	\$844,000	17 Mar 2026
 16 Nillumbik Sq Diamond Creek	4	House	\$1,350,000	13 Mar 2026
 98 Collard Dr Diamond Creek	3	House	\$1,220,000	12 Mar 2026
 7 Raven Ct Diamond Creek	5	House	\$1,280,000	11 Mar 2026
 11 Wayland Ct Diamond Creek	3	House	\$960,000	10 Mar 2026
 9-11 Ward St DIAMOND CREEK	4	House	\$1,575,000	08 Mar 2026

## DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 26 Penton Ct Diamond Creek	4	House	\$1,170,000	27 Feb 2026
 14 Main St Diamond Creek	3	House	\$820,000	27 Feb 2026
 19 Chusan Ct Diamond Creek	3	House	\$891,000	25 Feb 2026
 16 Victoria St DIAMOND CREEK	3	House	\$650,000	20 Feb 2026
 13 Aspiration Rise Diamond Creek	3	House	\$931,000	20 Feb 2026
 1a Coniston St Diamond Creek	3	House	\$955,000	19 Feb 2026
 24 River Gum Cl Diamond Creek	3	House	\$775,000	18 Feb 2026
 184 Main Hurstbridge Rd Diamond Creek	5	House	\$1,330,000	16 Feb 2026
 27 Serenity Pl Diamond Creek	5	House	\$1,290,000	14 Feb 2026
 84 Broad Gully Rd Diamond Creek	4	House	\$895,000	14 Feb 2026

## DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Luscombe Dr Diamond Creek	4	House	\$1,648,000	12 Feb 2026
 30 Aspiration Rise Diamond Creek	3	House	\$1,138,000	11 Feb 2026
 12 Grassy Flat Rd Diamond Creek	4	House	\$730,000	06 Feb 2026
 8 Perversi Av Diamond Creek	3	House	\$950,000	04 Feb 2026
 4 Harmony Dr Diamond Creek	3	Townhouse	\$550,000	03 Feb 2026
 17 Siyan Rise Diamond Creek	5	House	\$1,220,000	02 Feb 2026
 2 Norma St Diamond Creek	3	House	\$1,020,000	31 Jan 2026
 29 Haven La Diamond Creek	3	House	\$820,000	30 Jan 2026
 25 Dering St Diamond Creek	5	House	\$1,425,000	30 Jan 2026
 10 Haversack Ct Diamond Creek	4	House	\$1,010,000	30 Jan 2026



**Jellis Craig Eltham**  
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03 9431 1222

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

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Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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