



Diamond Creek

Suburb Report



Your connection to property insights



JellisCraig

DIAMOND CREEK SUBURB REPORT

Median house price¹

Median

\$1.10m

Quarterly price change

0.91% ↑

Median unit price¹

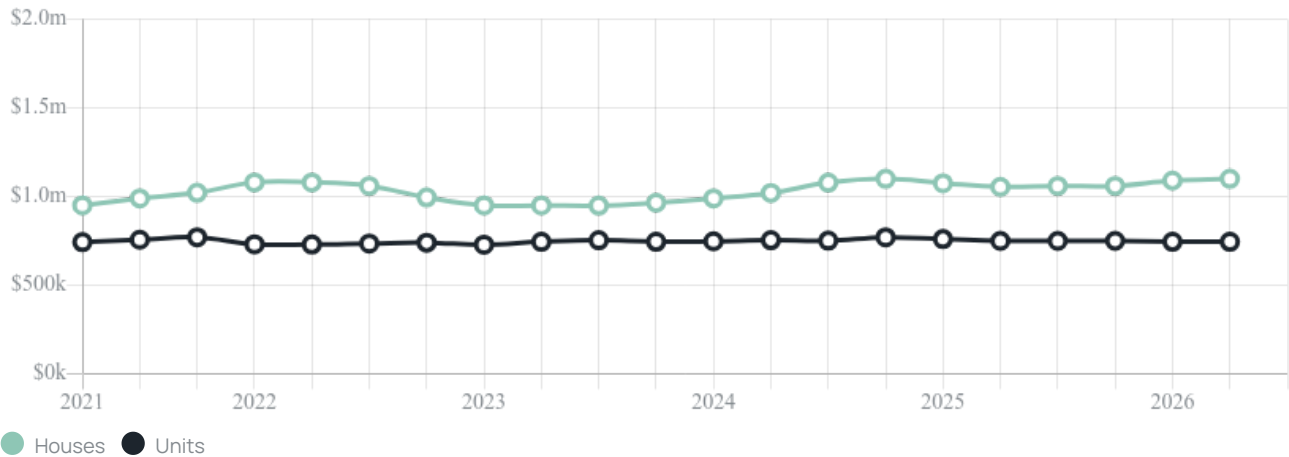
Median

\$745k

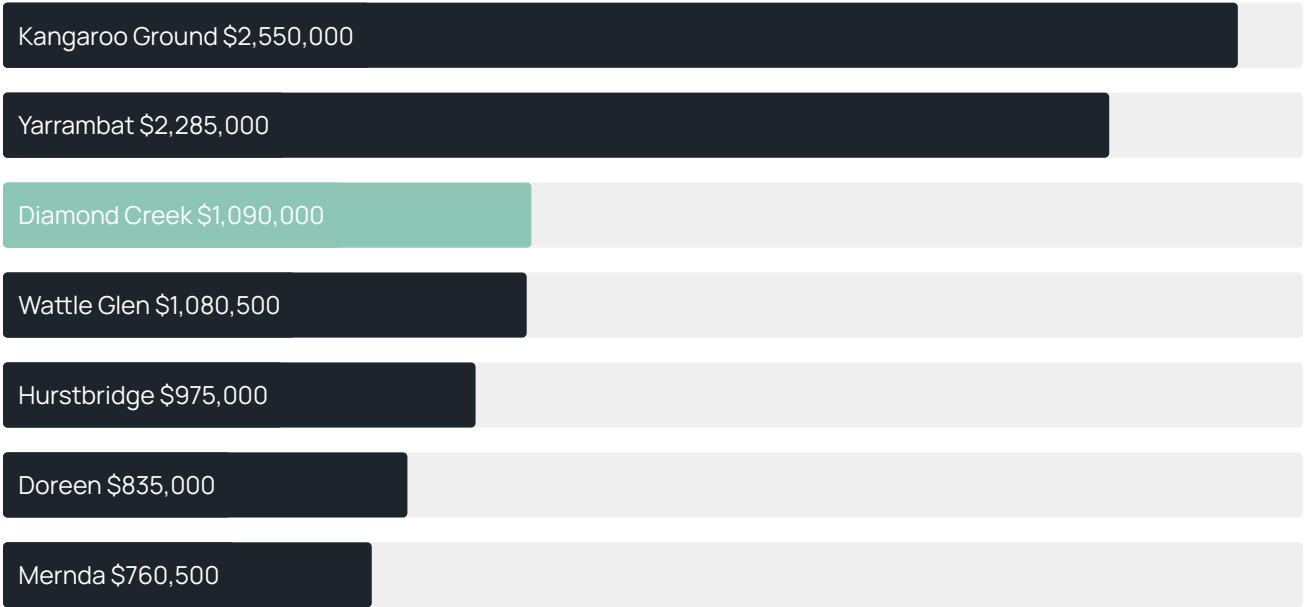
Quarterly price change

0.00% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²

● Auction 19%

● Private 81%

Auction clearance rate³

66.67%

Median days on market³

34 days

Average hold period¹

5.8 years

Dwelling type⁵

● Houses 94%

● Units 6%

Ownership⁵

● Owned outright 37%

● Mortgaged 55%

● Rented 8%

Population⁵

12,503

Median asking rent¹

\$650 per week

Population growth⁵

6.56%

Rental yield¹

2.77%

Median age⁵

39 years

Median household size⁵

2.9 people

DIAMOND CREEK SUBURB REPORT

Recent Diamond Creek sales

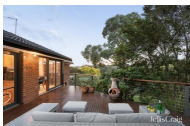
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 17 Haven La Diamond Creek	3	Townhouse	\$645,000	30 Jul 2026
 13 Luscombe Dr Diamond Creek	4	House	\$1,475,000	25 Jul 2026
 32 Moray St Diamond Creek	4	House	\$831,750	23 Jul 2026
 101 Everleigh Dr Diamond Creek	4	House	\$1,330,000	20 Jul 2026
 27 Bishop Av Diamond Creek	3	House	\$865,000	18 Jul 2026
 26 Clyde St Diamond Creek	3	House	\$835,000	11 Jul 2026
 8/31-33 Old Aqueduct Rd Diamond Creek	2	Unit	\$720,100	08 Jul 2026
 42 Main St Diamond Creek	3	House	\$840,000	06 Jul 2026
 76 Clyde St Diamond Creek	3	House	\$890,000	06 Jul 2026
 3/43 Phipps Cr Diamond Creek	3	House	\$878,000	05 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 428 Broad Gully Rd DIAMOND CREEK	5	House	\$1,275,000	29 Jun 2026
 12 Gregg St Diamond Creek	3	House	\$840,000	27 Jun 2026
 1/16 Haley St Diamond Creek	3	Townhouse	\$943,000	26 Jun 2026
 16 Lorikeet Ct Diamond Creek	4	House	\$1,300,224	26 Jun 2026
 6 Bruce St Diamond Creek	4	House	\$1,200,000	25 Jun 2026
 76 Oronsay Cr Diamond Creek	4	House	\$1,230,000	22 Jun 2026
 5 Fuller St Diamond Creek	4	House	\$880,000	18 Jun 2026
 39 Grassy Flat Rd DIAMOND CREEK	4	House	\$1,282,250	17 Jun 2026
 18 Highbrook Ct Diamond Creek	4	House	\$971,500	15 Jun 2026
 34-36 Campbell St Diamond Creek	4	House	\$1,284,000	04 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 34 Campbell St Diamond Creek	4	House	\$1,284,000	04 Jun 2026
 2 Citriondora Ct Diamond Creek	4	House	\$1,125,000	02 Jun 2026
 39 Hillingdon Dr Diamond Creek	4	House	\$1,030,000	01 Jun 2026
 5 Woodley Ct DIAMOND CREEK	4	House	\$1,470,000	30 May 2026
 4 Kingsbury Ct Diamond Creek	4	House	\$1,070,000	30 May 2026
 8 Grassy Flat Rd Diamond Creek	3	House	\$700,000	27 May 2026
 30 Penton Ct Diamond Creek	3	House	\$1,090,000	25 May 2026
 9 Emu Ct Diamond Creek	4	House	\$1,285,000	16 May 2026
 6/38 Clyde St Diamond Creek	2	Unit	\$717,500	12 May 2026
 74 Haley St Diamond Creek	3	House	\$820,000	12 May 2026



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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.

Data is current as of PDF generation date 01/08/2026

- 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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