



# Diamond Creek Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

DIAMOND CREEK SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.06m

Quarterly price change

0.00% 

Median unit price<sup>1</sup>

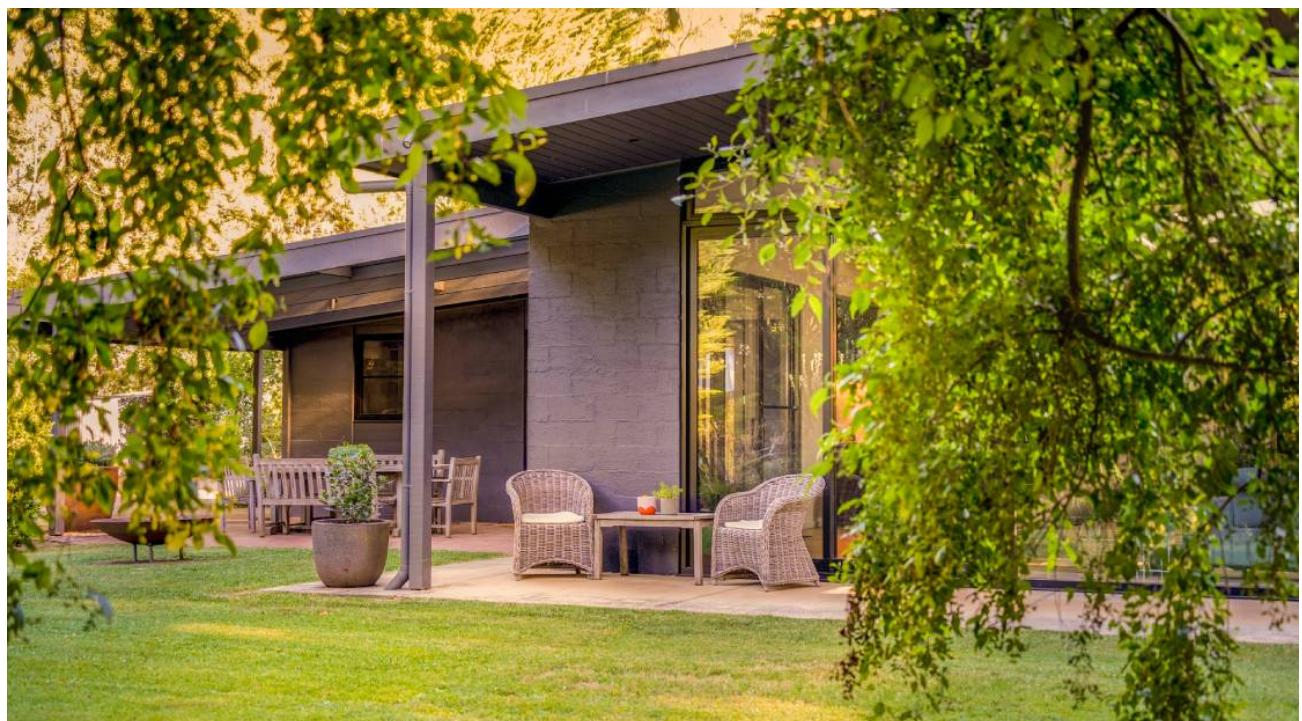
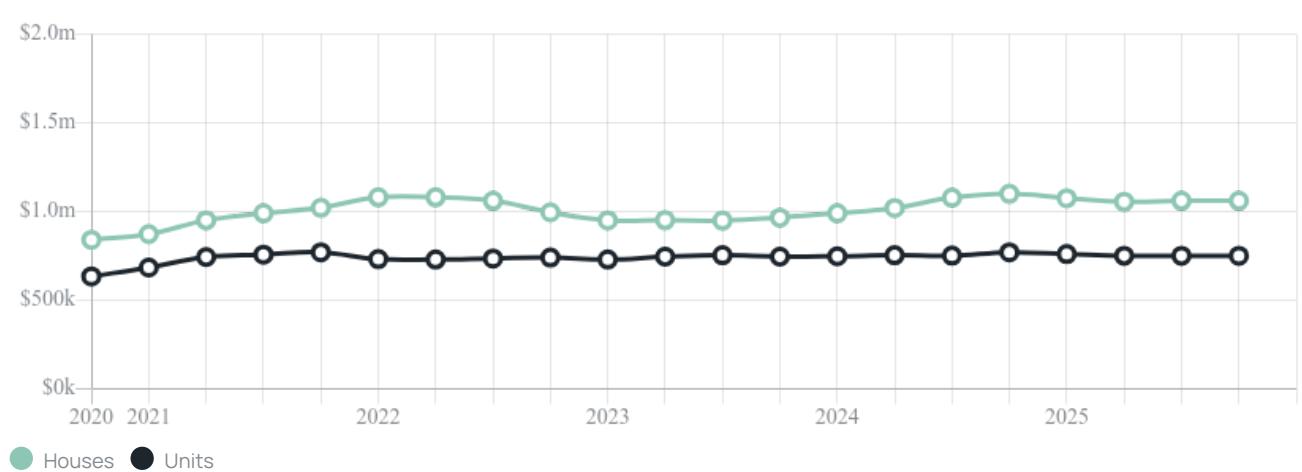
Median

\$750k

Quarterly price change

0.00% 

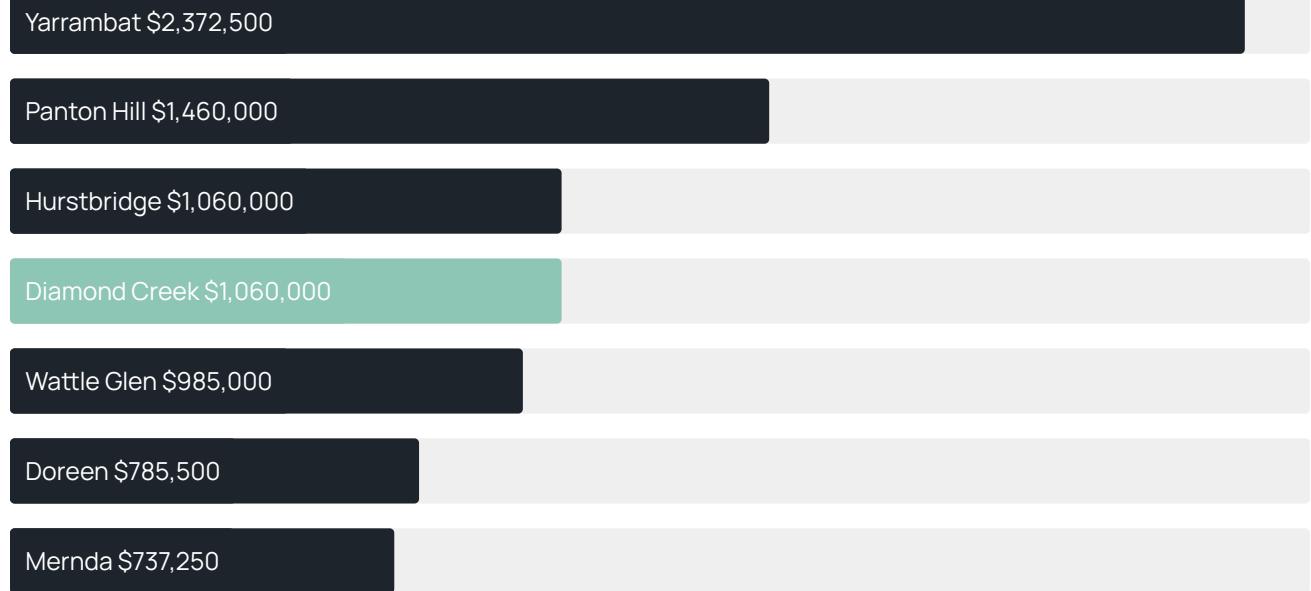
Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## DIAMOND CREEK SUBURB REPORT

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



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



# Sales Snapshot

DIAMOND CREEK SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 32%  
● Private 68%

## Auction clearance rate<sup>3</sup>

75%

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

24 days

## Average hold period<sup>1</sup>

5.8 years

# Insights

## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 15 Canton Ct Diamond Creek	4	House	\$1,235,000	27 Jan 2026
 47 Wilson St Diamond Creek	3	House	\$1,676,000	20 Jan 2026
 3 Fairview Cr Diamond Creek	3	House	\$835,000	01 Jan 2026
 23 Cassinia Ct Diamond Creek	4	House	\$1,175,000	23 Dec 2025
 15 Bage St Diamond Creek	3	House	\$810,500	20 Dec 2025
 103 Lambert St Diamond Creek	6	House	\$3,025,000	16 Dec 2025
 1 Lanvos Dr Diamond Creek	3	House	\$925,000	15 Dec 2025
 94 Oronsay Cr Diamond Creek	3	House	\$910,000	15 Dec 2025
 22 Haley St Diamond Creek	3	House	\$995,000	11 Dec 2025
 1/30 Gregg St Diamond Creek	3	House	\$860,000	06 Dec 2025

# Sold Properties

## DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 Jonquil Cl Diamond Creek	4	House	\$1,200,000	05 Dec 2025
 5/10 Fuller St Diamond Creek	4	House	\$970,000	04 Dec 2025
 7 Fairview Cr Diamond Creek	4	House	\$1,320,000	29 Nov 2025
 41 Aspiration Rise Diamond Creek	4	House	\$1,250,000	28 Nov 2025
 13 Panorama Dr Diamond Creek	3	House	\$905,000	26 Nov 2025
 2/7 Diamond Views Dr Diamond Creek	3	Townhouse	\$830,000	25 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
 14 Mitchell Ct Diamond Creek	5	House	\$1,060,000	24 Nov 2025
 15 Challenger St Diamond Creek	3	House	\$875,000	19 Nov 2025

# Sold Properties

## DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Chisholm Ct Diamond Creek	4	House	\$1,300,000	19 Nov 2025
 11 Lilian Ct Diamond Creek	4	House	\$1,585,000	18 Nov 2025
 129 Broad Gully Rd Diamond Creek	3	House	\$957,500	18 Nov 2025
 14 Luscombe Dr Diamond Creek	4	House	\$1,365,000	17 Nov 2025
 45 Grassy Flat Rd Diamond Creek	3	House	\$855,000	15 Nov 2025
 13 Tetragona Way Diamond Creek	4	House	\$1,820,000	15 Nov 2025
 3/10 Fuller St Diamond Creek	4	House	\$1,000,000	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



**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 01/02/2026

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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