



# 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

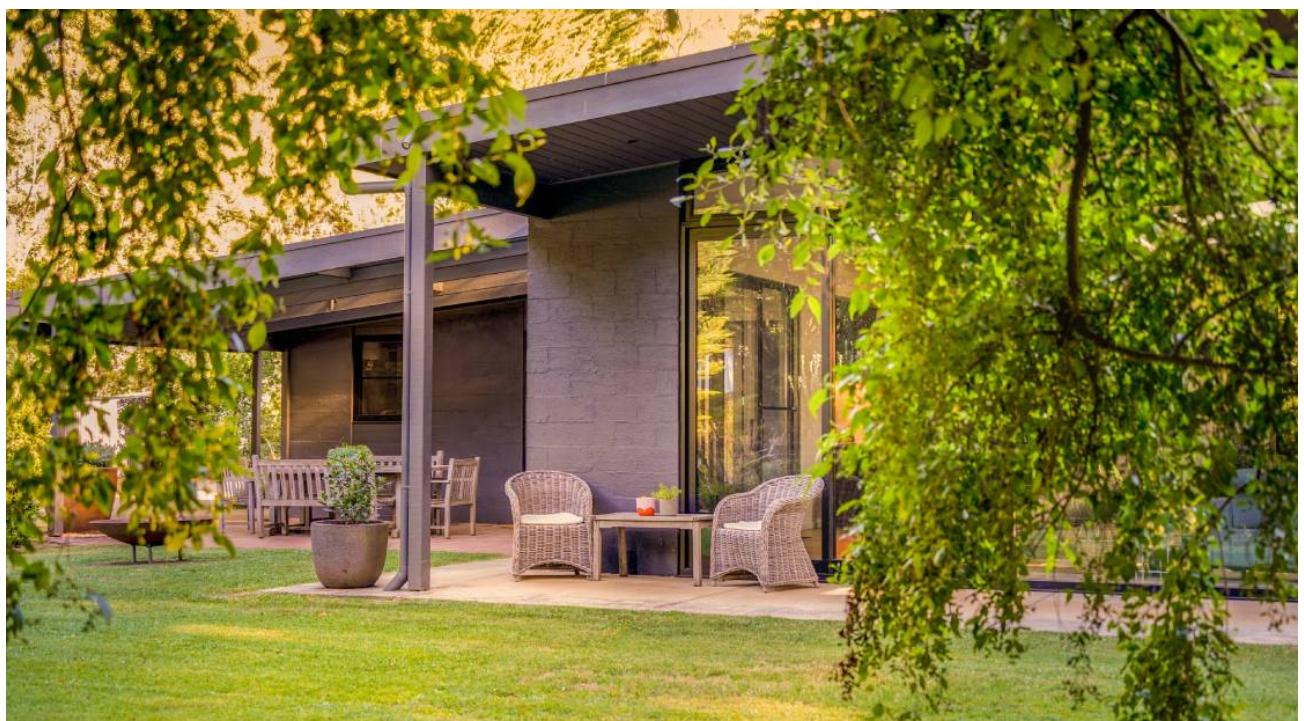
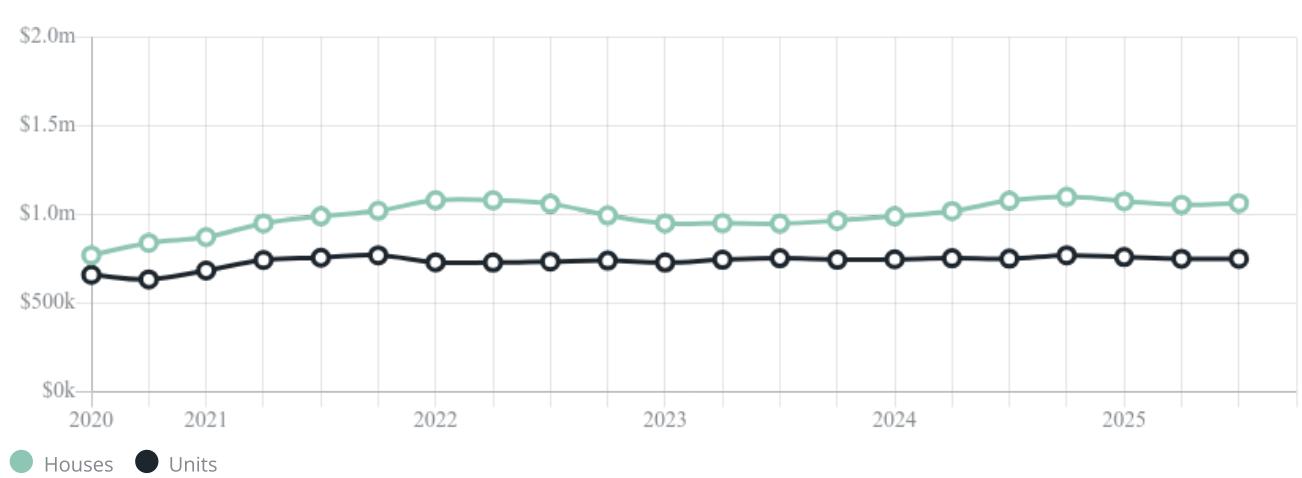
Quarterly price change  
0.85% ↑

Median unit price<sup>1</sup>

Median  
\$750k

Quarterly price change  
-0.06% ↓

Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## DIAMOND CREEK SUBURB REPORT

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

Yarrambat \$2,070,000

Diamond Creek \$1,055,000

Hurstbridge \$1,010,500

Wattle Glen \$968,000

Doreen \$785,000

Mernda \$725,000

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

Diamond Creek \$770,000

Doreen \$565,500

Mernda \$530,000

# Sales Snapshot

DIAMOND CREEK SUBURB REPORT

Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

84.62%

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

26 days

Average hold period<sup>1</sup>

5.8 years

# Insights

Dwelling type<sup>5</sup>



Population<sup>5</sup>

12,503

Population growth<sup>5</sup>

6.56%

Median age<sup>5</sup>

39 years

Ownership<sup>5</sup>



Median asking rent<sup>1</sup>

\$650 per week

Rental yield<sup>1</sup>

2.77%

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 Bage St Diamond Creek	3	House	\$810,500	20 Dec 2025
 94 Oronsay Cr Diamond Creek	3	House	\$910,000	15 Dec 2025
 1 Lanvos Dr Diamond Creek	3	House	\$925,000	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
 7 Jonquil Cl Diamond Creek	4	House	\$1,200,000	05 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

# Sold Properties

## DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Mitchell Ct Diamond Creek	5	House	\$1,060,000	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
 30 Edinburgh St Diamond Creek	3	House	\$712,000	28 Oct 2025
 55 James Cook Dr Diamond Creek	4	House	\$939,000	28 Oct 2025

# Sold Properties

## DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 54 Hillingdon Dr Diamond Creek	5	House	\$1,230,000	25 Oct 2025
 3/4 Coniston St Diamond Creek	3	Townhouse	\$745,000	24 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
 30 Arrunga Cl Diamond Creek	4	House	\$1,235,000	10 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



**Jellis Craig Eltham**  
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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 08/01/2026

- 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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