



Diamond Creek

Suburb Report



Your connection to property insights



JellisCraig

DIAMOND CREEK SUBURB REPORT

Median house price¹

Median

\$1.09m

Quarterly price change

2.87% ↑

Median unit price¹

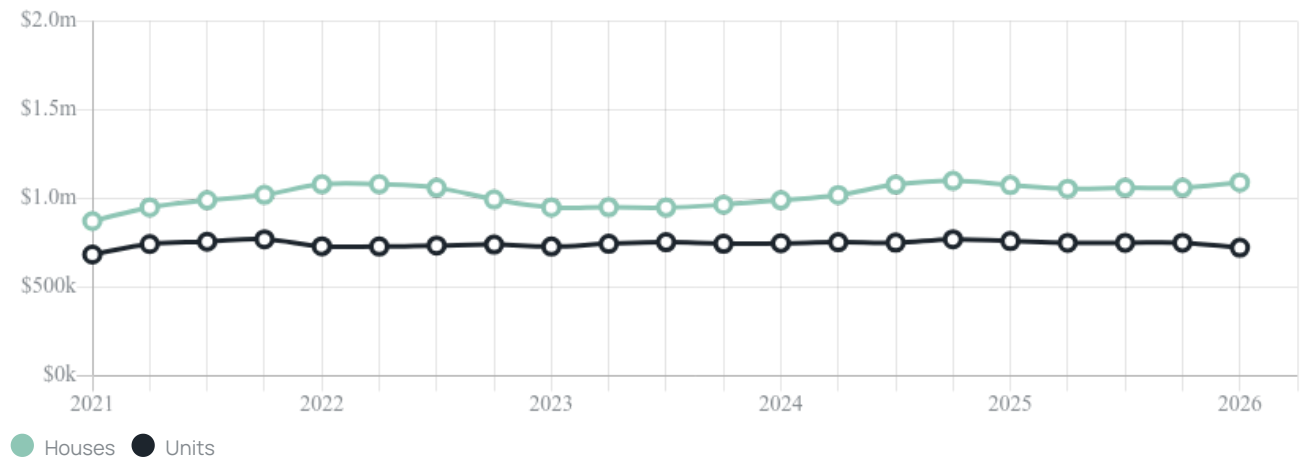
Median

\$723k

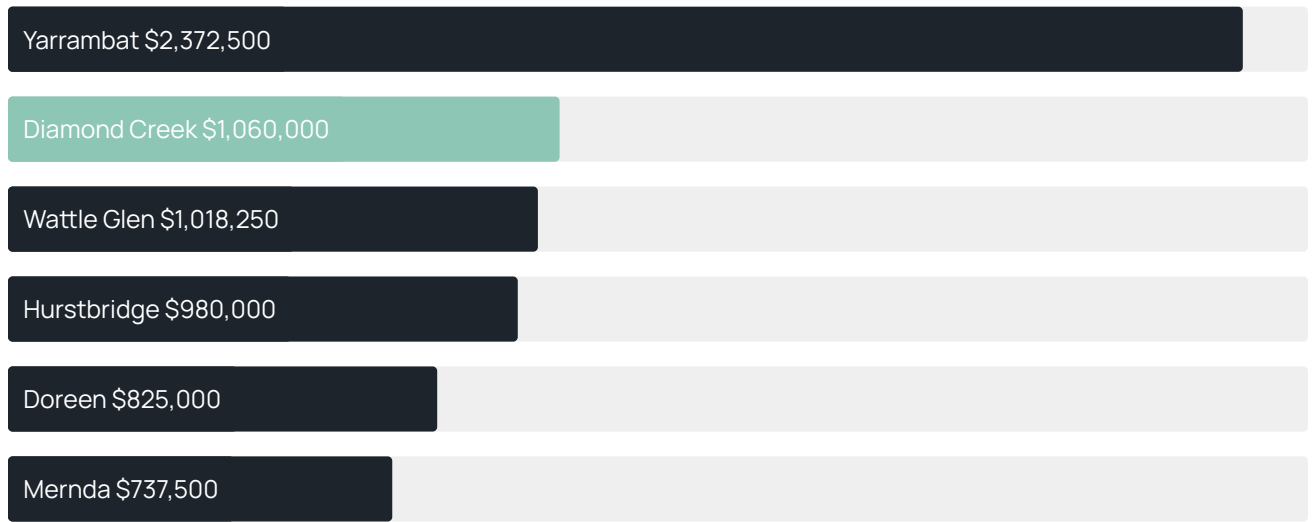
Quarterly price change

-3.66% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 13%
● Private 88%

Auction clearance rate³

66.67%

Median days on market³

20 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








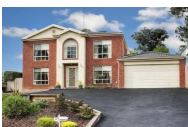


Median household size⁵

2.9 people


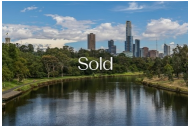








DIAMOND CREEK SUBURB REPORT

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
 8 Grassy Flat Rd Diamond Creek	3	House	\$700,000	27 May 2026
 9 Emu Ct Diamond Creek	4	House	\$1,285,000	16 May 2026
 74 Haley St Diamond Creek	3	House	\$820,000	12 May 2026
 6/38 Clyde St Diamond Creek	2	Unit	\$717,500	12 May 2026
 7 Dario Ct Diamond Creek	4	House	\$2,001,000	11 May 2026
 23 Aspiration Rise Diamond Creek	3	House	\$865,000	09 May 2026
 123 Lambert St Diamond Creek	3	House	\$845,000	06 May 2026
 41 Bruce St Diamond Creek	4	House	\$1,350,000	04 May 2026
 119 Broad Gully Rd Diamond Creek	4	House	\$900,000	27 Apr 2026
 1 Botanica Ct Diamond Creek	5	House	\$2,050,000	25 Apr 2026

DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 Woodley Ct Diamond Creek	3	House	\$1,100,000	24 Apr 2026
 8 Campbell St Diamond Creek	3	House	\$910,000	23 Apr 2026
 27 Oronsay Cr Diamond Creek	3	House	\$430,000	23 Apr 2026
 63 Collard Dr Diamond Creek	0	Land	\$550,000	21 Apr 2026
 33 Phipps Cr Diamond Creek	2	House	\$670,000	14 Apr 2026
 76 David Hockney Dr Diamond Creek	4	House	\$1,670,000	08 Apr 2026
 17 Watkins St Diamond Creek	3	House	\$805,000	04 Apr 2026
 5 Parook Ct Diamond Creek	3	House	\$930,000	02 Apr 2026
 7 Ripon Cl Diamond Creek	3	House	\$1,010,000	28 Mar 2026
 7 Haven La Diamond Creek	3	House	\$870,000	27 Mar 2026

DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Arrunga Cl Diamond Creek	4	House	\$1,180,000	24 Mar 2026
 117 Cowin St Diamond Creek	3	House	\$855,000	23 Mar 2026
 28 Everleigh Dr Diamond Creek	3	House	\$875,000	20 Mar 2026
 4/8 Fraser St Diamond Creek	3	Townhouse	\$1,007,500	18 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
 4/16 Fyffe St Diamond Creek	3	House	\$810,000	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



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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 01/06/2026

- 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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