



Diamond Creek

Suburb Report



Your connection to property insights



JellisCraig

DIAMOND CREEK SUBURB REPORT

Median house price¹

Median

\$1.06m

Quarterly price change

0.00% ↓

Median unit price¹

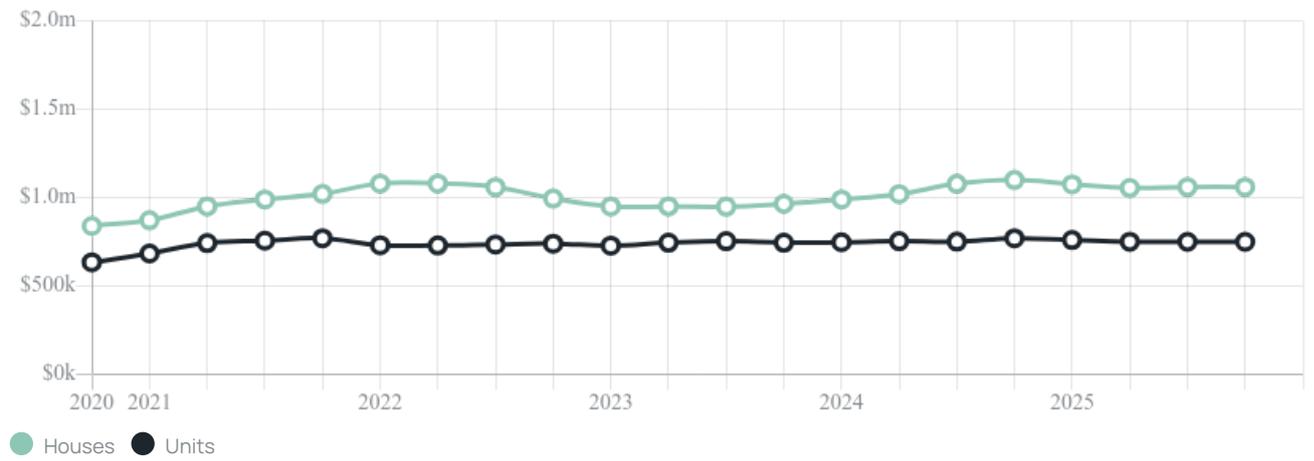
Median

\$750k

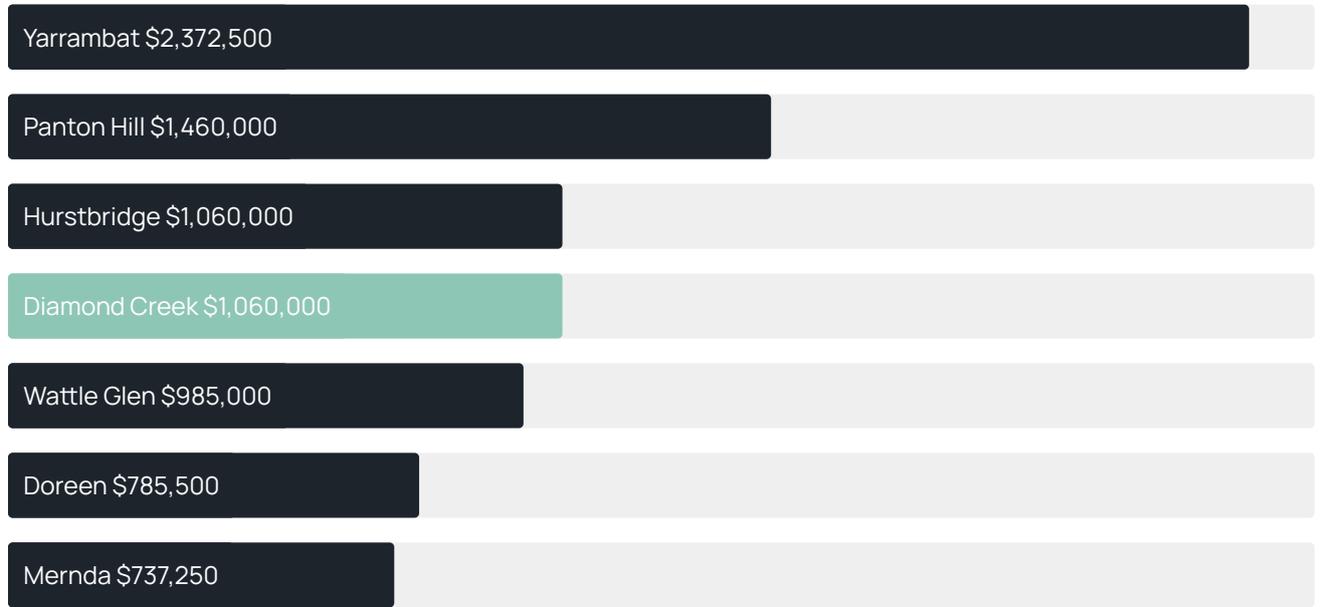
Quarterly price change

0.00% ↓

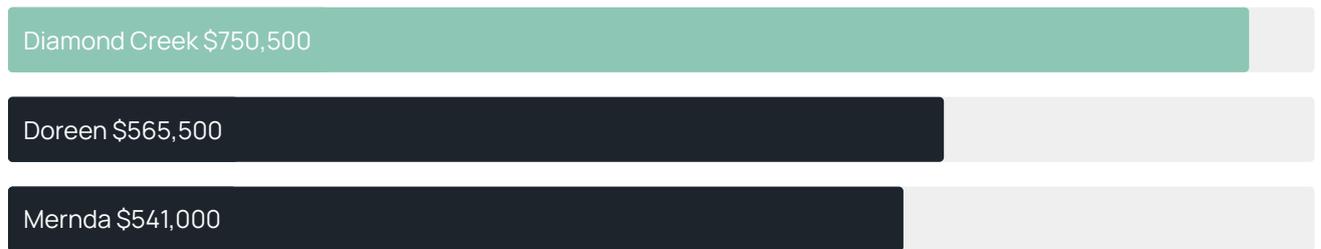
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 24%
- Private 76%

Auction clearance rate³

66.67%

Median days on market³

24 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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 26 Penton Ct Diamond Creek	4	House	\$1,170,000	27 Feb 2026
 3 Luscombe Dr Diamond Creek	4	House	\$1,648,000	20 Feb 2026
 24 River Gum Cl Diamond Creek	3	House	\$775,000	18 Feb 2026
 84 Broad Gully Rd Diamond Creek	4	House	\$895,000	14 Feb 2026
 27 Serenity Pl Diamond Creek	5	House	\$1,290,000	14 Feb 2026
 30 Aspiration Rise Diamond Creek	3	House	\$1,138,000	11 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

DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 25 Dering St Diamond Creek	5	House	\$1,425,000	30 Jan 2026
 29 Haven La Diamond Creek	3	House	\$820,000	30 Jan 2026
 3/10 Brooks Cr Diamond Creek	2	Unit	\$700,000	29 Jan 2026
 15 Canton Ct Diamond Creek	4	House	\$1,235,000	27 Jan 2026
 9 Fyffe St Diamond Creek	3	House	\$850,000	24 Jan 2026
 24 Old Diamond Creek Rd Diamond Creek	4	House	\$1,530,000	24 Jan 2026
 2/28 Bruce St Diamond Creek	3	House	\$680,000	22 Jan 2026
 47 Wilson St Diamond Creek	3	House	\$1,676,000	20 Jan 2026
 5 Elgata Ct Diamond Creek	5	House	\$940,000	19 Jan 2026
 3 Fairview Cr Diamond Creek	3	House	\$835,000	01 Jan 2026

DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 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



Jellis Craig Eltham
1022 Main Road, Eltham
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.

Data is current as of PDF generation date 01/03/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.