



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

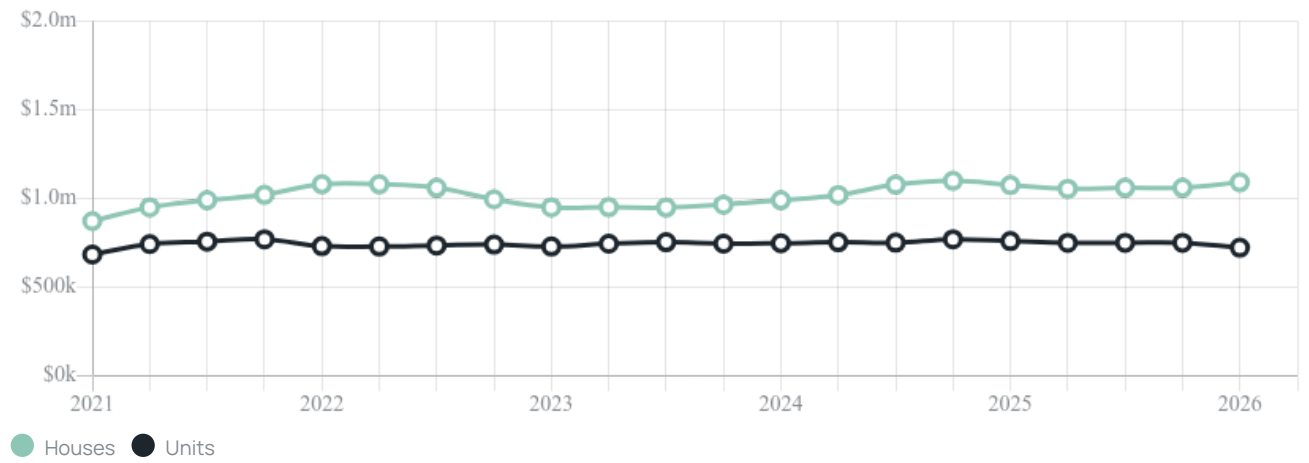
Median

\$723k

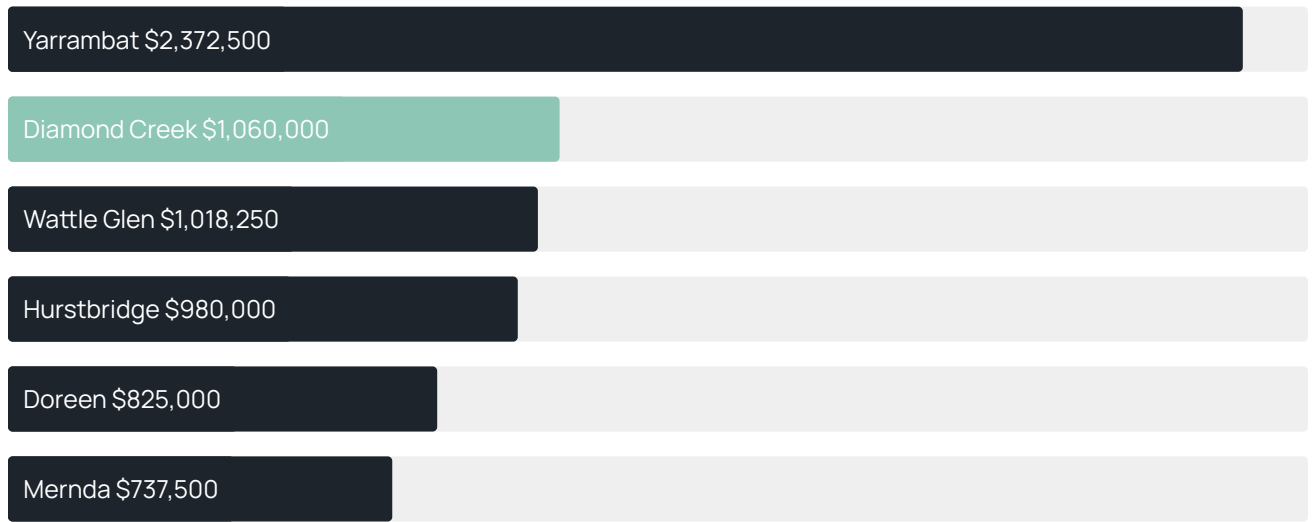
Quarterly price change

-3.66% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 9%
- Private 91%

Auction clearance rate³

50%

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



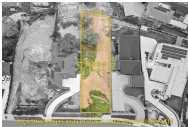







Median household size⁵

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
 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
 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
 3 Arrunga Cl Diamond Creek	4	House	\$1,180,000	24 Mar 2026

DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 117 Cowin St Diamond Creek	3	House	\$855,000	23 Mar 2026
 11 Luscombe Dr Diamond Creek	5	House	\$1,610,000	18 Mar 2026
 4/8 Fraser St Diamond Creek	3	Townhouse	\$1,007,500	18 Mar 2026
 8 Pinjarra Ct Diamond Creek	5	House	\$1,340,000	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
 2 Chusan Ct Diamond Creek	4	House	\$1,070,000	12 Mar 2026
 98 Collard Dr Diamond Creek	3	House	\$1,220,000	12 Mar 2026
 7 Raven Ct Diamond Creek	5	House	\$1,280,000	11 Mar 2026
 11 Wayland Ct Diamond Creek	3	House	\$960,000	10 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 9-11 Ward St DIAMOND CREEK	4	House	\$1,575,000	08 Mar 2026
 26 Penton Ct Diamond Creek	4	House	\$1,170,000	27 Feb 2026
 14 Main St Diamond Creek	3	House	\$820,000	27 Feb 2026
 19 Chusan Ct Diamond Creek	3	House	\$891,000	25 Feb 2026
 16 Victoria St DIAMOND CREEK	3	House	\$650,000	20 Feb 2026
 13 Aspiration Rise Diamond Creek	3	House	\$931,000	20 Feb 2026
 1a Coniston St Diamond Creek	3	House	\$955,000	19 Feb 2026
 24 River Gum Cl Diamond Creek	3	House	\$775,000	18 Feb 2026
 184 Main Hurstbridge Rd Diamond Creek	5	House	\$1,330,000	16 Feb 2026
 27 Serenity Pl Diamond Creek	5	House	\$1,290,000	14 Feb 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 01/05/2026

- 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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