Diamond Creek

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.10m

Monthly median price change[2]

0.46% ↑

Median unit price

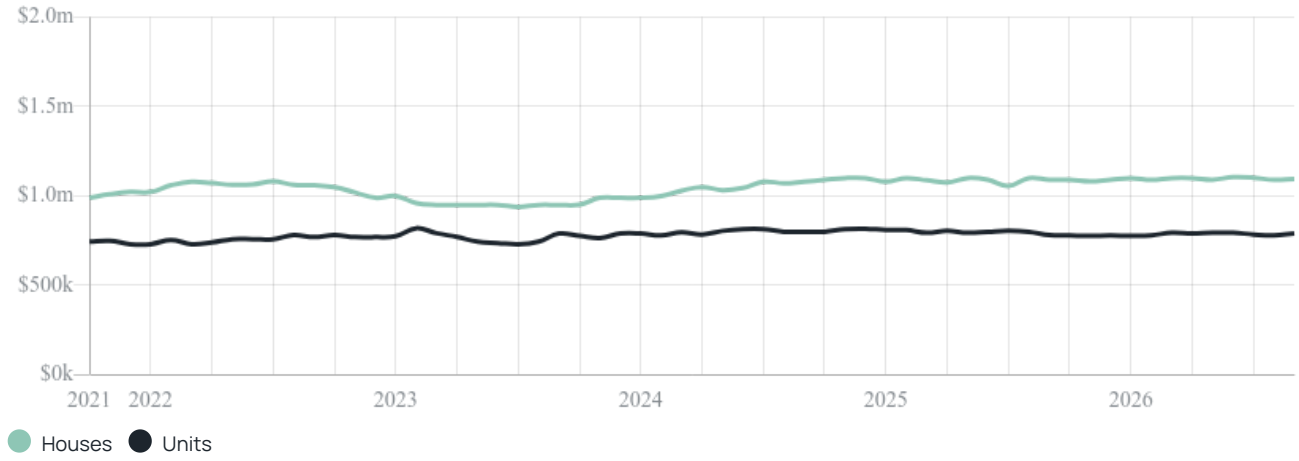
Median[1]

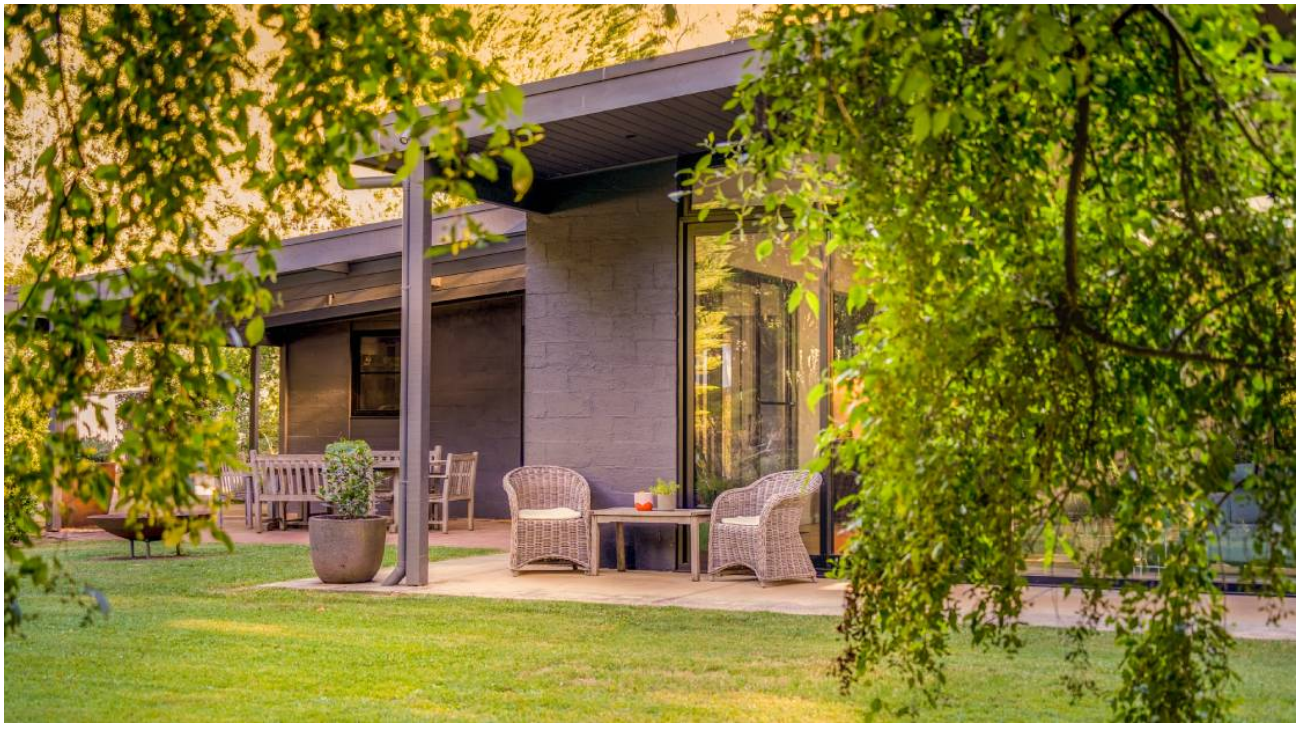
$790k

Monthly median price change[2]

1.28% ↑

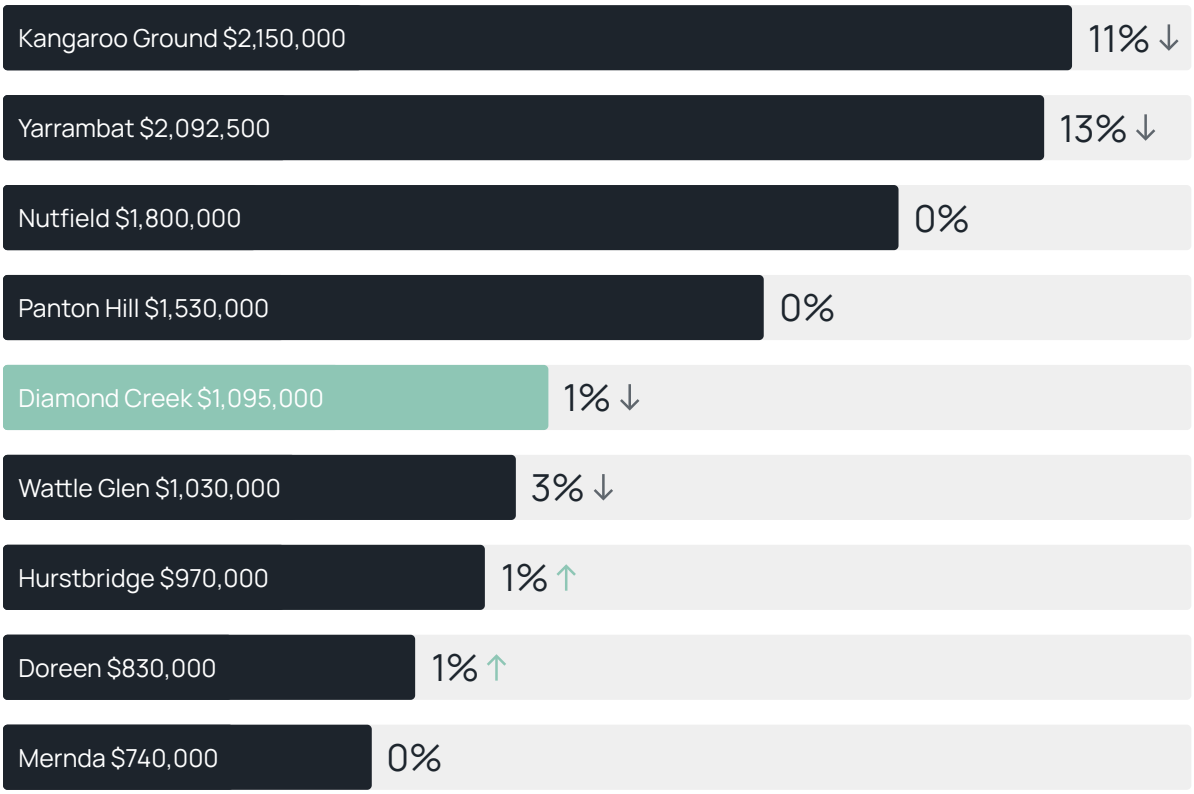
Diamond Creek monthly median property prices[3]



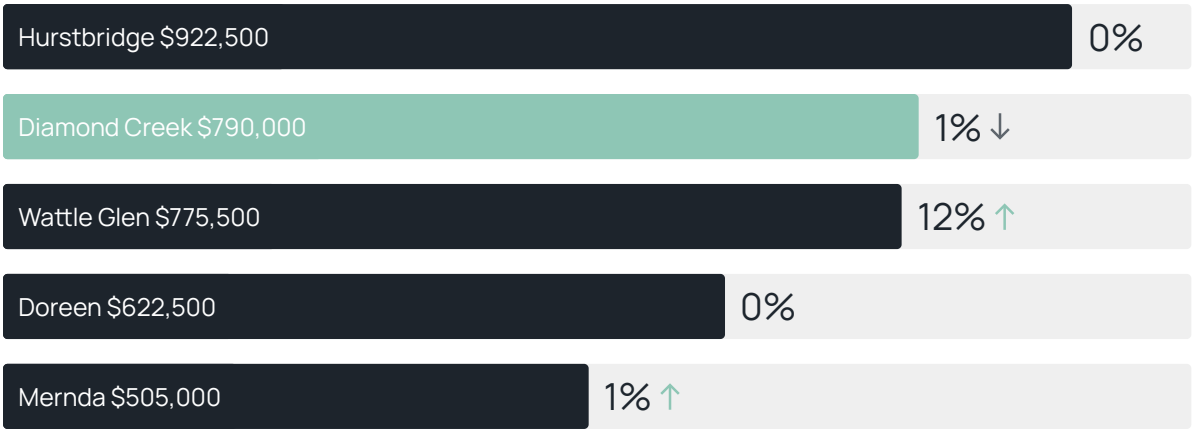


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

38%

Median days on market[5]

House	Unit
25 days	18 days

Average hold period[1]

House	Unit
15.6 years	13.7 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

12,503

Population growth[7]

6.56%

Median age[7]

39 years

Median household size[7]

2.9 people

Median asking rent per week[1]

House	Unit
$698	$585

Rental yield[8]

House	Unit
4.04%	4.16%

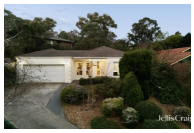
Sold Properties

Recent Diamond Creek sales[5]

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
	112-124 Bishop Avenue Diamond Creek	4	House	$1,640,000	26 Oct 2026
	8 Discovery Drive Diamond Creek	5	House	Undisclosed	21 Oct 2026
	33 Brownlow Drive Diamond Creek	4	House	$1,270,000	17 Oct 2026
	18 Penton Court Diamond Creek	4	House	$1,201,000	17 Oct 2026
	2/5 Lambert Street Diamond Creek	4	House	$1,210,000	15 Oct 2026
	78 David Hockney Drive Diamond Creek	4	House	$1,315,000	12 Oct 2026
	68 Grassy Flat Road Diamond Creek	3	House	$975,000	12 Oct 2026
	25 Perversi Avenue Diamond Creek	4	House	$965,000	02 Oct 2026
	4 Rangeview Road Diamond Creek	3	Townhouse	$860,000	02 Oct 2026
	8 Fantail Rise Diamond Creek	4	House	$1,240,000	02 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	13 Somali Close Diamond Creek	4	House	$1,470,000	01 Oct 2026
	4 Anne Street Diamond Creek	4	House	$1,090,000	30 Sep 2026
	2/9 Wensley Street Diamond Creek	3	Townhouse	$1,095,000	30 Sep 2026
	56 Broad Gully Road Diamond Creek	3	House	$715,000	28 Sep 2026
	8 Sovereign Rise Diamond Creek	4	House	$1,205,000	25 Sep 2026
	5 Gipson Street Diamond Creek	3	House	$905,000	25 Sep 2026
	4 Elgata Court Diamond Creek	4	House	$960,000	24 Sep 2026
	216A Main Hurstbridge Road Diamond Creek	4	House	$1,215,000	19 Sep 2026
	6 Farrer Close Diamond Creek	4	House	$1,075,500	18 Sep 2026
	3/15-17 Haley Street Diamond Creek	3	Townhouse	Undisclosed	17 Sep 2026

Address		Bedrooms	Type	Price	Sold
	2 Julian Ashton Place Diamond Creek	4	House	$1,310,000	16 Sep 2026
	2 Wagtail Place Diamond Creek	0	Residential_land	$610,000	07 Sep 2026
	14 Gipson Street Diamond Creek	3	House	$940,000	05 Sep 2026
	79-83 Old Diamond Creek Road Diamond Creek	5	House	$985,000	05 Sep 2026
	1 Ormonde Court Diamond Creek	3	House	$1,174,000	05 Sep 2026
	16 Patyah Street Diamond Creek	4	House	$1,100,000	05 Sep 2026
	2/10 Hyde Street Diamond Creek	3	Unit	$660,000	05 Sep 2026
	50 Collard Drive Drive Diamond Creek	0	Residential_land	Undisclosed	31 Aug 2026
	7 Canton Court Diamond Creek	3	House	$1,140,000	29 Aug 2026
	28 Collard Drive Diamond Creek	5	House	$1,040,000	28 Aug 2026

Jellis Craig Eltham
1022 Main Road, 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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