



Diamond Creek

Suburb Report



Your connection to property insights



JellisCraig

DIAMOND CREEK SUBURB REPORT

Median house price¹

Median

\$1.09m

Quarterly price change

-1.13% ↓

Median unit price¹

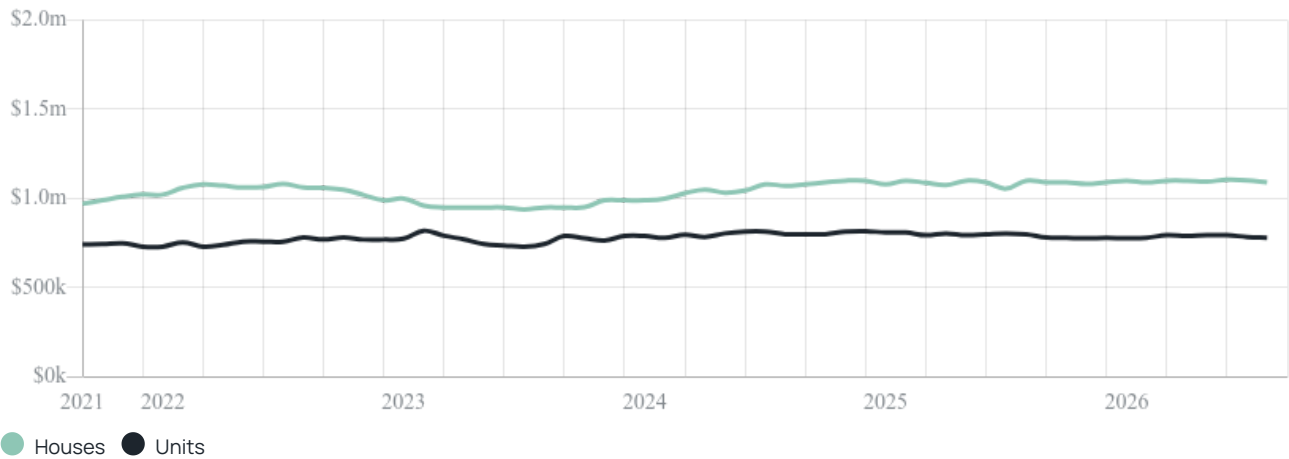
Median

\$780k

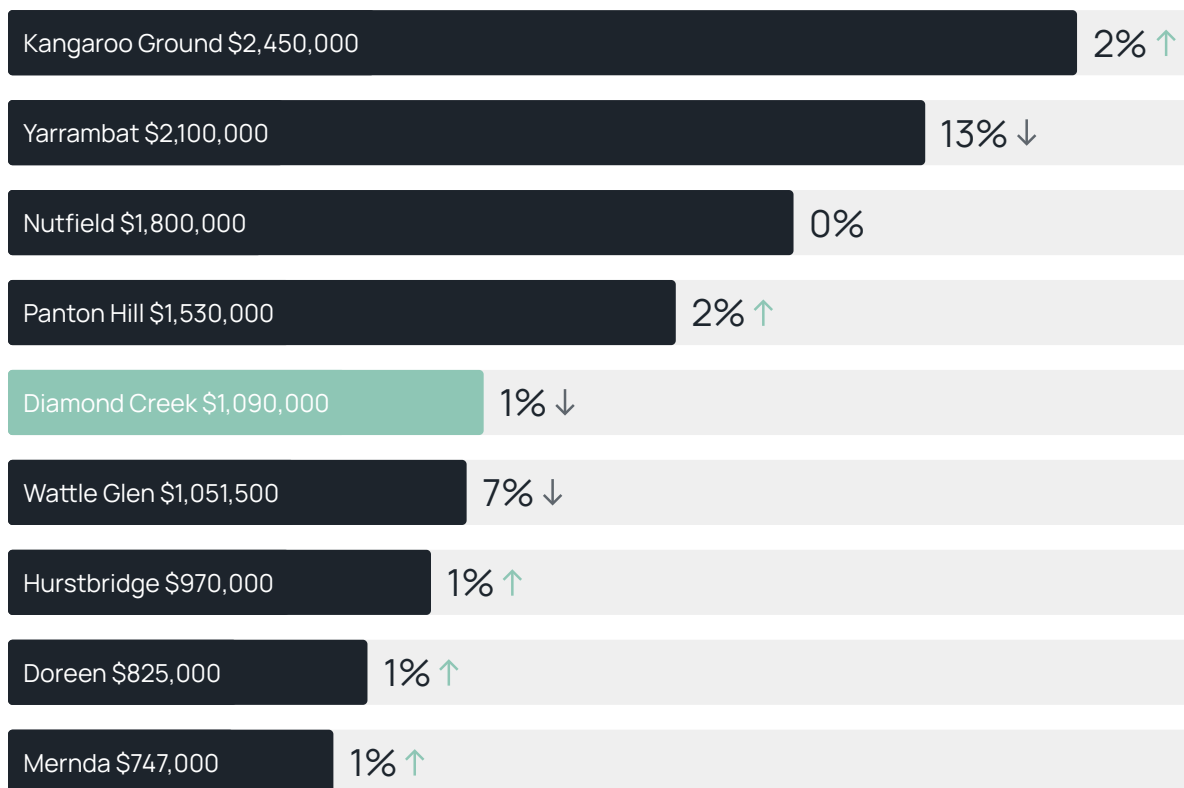
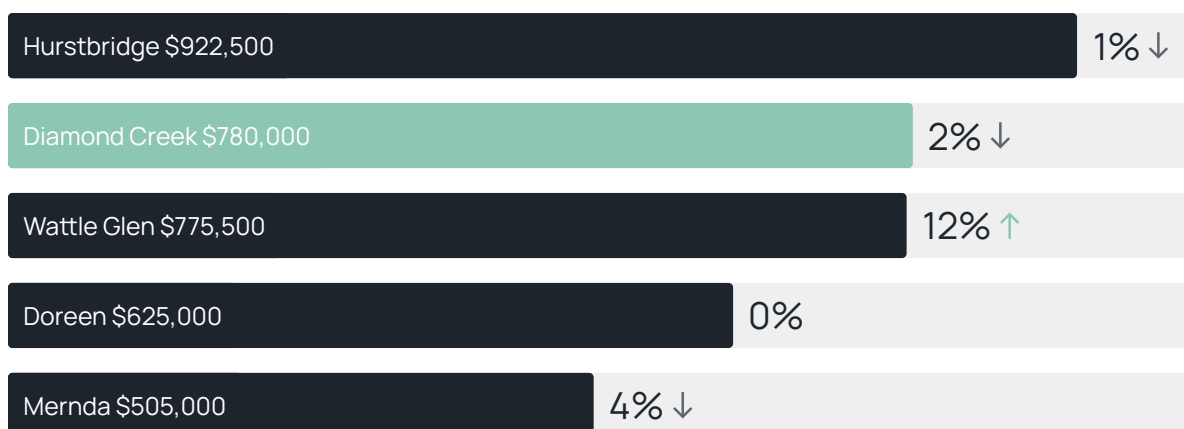
Quarterly price change

-0.64% ↓

Diamond Creek quarterly median property prices¹



DIAMOND CREEK SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 13%
● Private 87%

Auction clearance rate³

33.33%

Median days on market³

House

Unit

25 days

19 days

Average hold period¹

House

Unit

15.7 years

13.3 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 36% ● Mortgaged 54% ● Rented 10%

Population⁵

12,503

Median asking rent per week¹

Unit

\$683

\$588

Population growth⁵

6.56%

Rental yield¹

House

Unit

4.04%

4.24%

Median age⁵

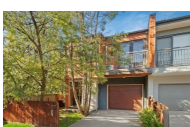
39 years

Median household size⁵

2.9 people

Recent Diamond Creek sales²

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
 2/10 Hyde Street Diamond Creek	3	Unit	\$660,000	05 Sep 2026
 7 Canton Court Diamond Creek	3	House	\$1,140,000	29 Aug 2026
 328 Diamond Creek Road Diamond Creek	5	House	\$2,900,000	26 Aug 2026
 54 Main Street Diamond Creek	3	House	\$805,000	26 Aug 2026
 78 Broad Gully Road Diamond Creek	3	House	\$850,000	12 Aug 2026
 9 Hotham Court Diamond Creek	3	House	\$1,130,000	03 Aug 2026
 13 Moray Street Diamond Creek	3	House	Undisclosed	01 Aug 2026
 17 Haven Lane Diamond Creek	3	Townhouse	\$645,000	30 Jul 2026
 2/21 Collins Street Diamond Creek	2	House	\$555,000	28 Jul 2026
 49 Collard Drive Diamond Creek	5	House	\$1,120,000	27 Jul 2026

DIAMOND CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 41 Hillingdon Drive Diamond Creek	4	House	Undisclosed	27 Jul 2026
 13 Luscombe Drive Diamond Creek	4	House	\$1,475,000	25 Jul 2026
 12 Chapman Street Diamond Creek	3	House	\$850,000	25 Jul 2026
 32 Moray Street Diamond Creek	4	House	\$831,750	23 Jul 2026
 22 Collins Street Diamond Creek	4	House	\$950,000	23 Jul 2026
 32 Main Street Diamond Creek	3	House	\$821,500	23 Jul 2026
 31 Brownlow Drive Diamond Creek	4	House	\$1,450,000	22 Jul 2026
 38 Kingfisher Drive Diamond Creek	4	House	Undisclosed	21 Jul 2026
 101 Everleigh Drive Diamond Creek	4	House	\$1,330,000	20 Jul 2026
 3 Haven Lane Diamond Creek	3	House	Undisclosed	18 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 2/5 Koonawarra Way Diamond Creek	4	House	\$755,000	18 Jul 2026
 27 Bishop Avenue Diamond Creek	3	House	\$865,000	18 Jul 2026
 41 Everleigh Drive Diamond Creek	3	House	\$900,000	12 Jul 2026
 26 Clyde Street Diamond Creek	3	House	\$835,000	11 Jul 2026
 8/31-33 Old Aqueduct Road Diamond Creek	2	Unit	\$720,100	08 Jul 2026
 42 Main Street Diamond Creek	3	House	\$840,000	06 Jul 2026
 10 Magenta Rise Diamond Creek	5	House	\$1,560,000	06 Jul 2026
 76 Clyde Street Diamond Creek	3	House	\$890,000	06 Jul 2026
 3/43 Phipps Crescent Diamond Creek	3	House	\$878,000	05 Jul 2026
 5 David Hockney Drive Diamond Creek	4	House	\$1,435,000	01 Jul 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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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