Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	26/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$350,000	&	$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$628,000	Property type	Unit	Suburb	Maidstone
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
16/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	$380,000	20-May-25
12/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	$369,000	03-Jul-25
24/44 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	$365,000	17-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 October 2025

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16/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

2 1 1

Sold Price **$380,000** Sold Date **20-May-25**

Distance **0km**



12/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

2 1 1

Sold Price **$369,000** Sold Date **03-Jul-25**

Distance **0km**



24/44 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

2 1 1

Sold Price **$365,000** Sold Date **17-Jul-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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