

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

28/44 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

\$345,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Dec 2024

to

30 Nov 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

25/44 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$389,000	17-Nov-25
24/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$365,000	24-Sep-25
26/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$350,000	16-Dec-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: 31 December 2025

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**25/44 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 2  1  1

Sold Price

^{RS}

\$389,000

Sold Date

17-Nov-25

Distance

0km



**24/48 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 3  2  1

Sold Price

\$365,000

Sold Date

24-Sep-25

Distance

0km



**26/48 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 2  2  1

Sold Price

^{RS}

\$350,000

Sold Date

16-Dec-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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