Property Price Statement

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

**Date prepared** 01/10/26

## Property offered for sale

Address
Including suburb and postcode: 32/17 Eucalyptus Drive, Maidstone Victoria 3012

## Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| Apartment | 1 | 1 | 1 | 54m² | 4,183m2 |

## Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between $310,000 & $340,000

## Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $732,500 Property type *Unit* Suburb Maidstone

Period: from 01/04/26 to 30/06/26 Source REIV propertydata.com.au/RPData/Core Logic

## Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

**Comparable property 1**

| Address | Sale price | Date of sale |
|---|---|---|
| 610b/2 Wests Road, Maribyrnong | 360,000 | 13/07/26 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| Unit | 1 | 1 | 1 | 52$m^2$ | 3,856$m^2$ |

**Comparable property 2**

| Address | Sale price | Date of sale |
|---|---|---|
| 905/72 Wests Road, Maribyrnong | 350,000 | 07/05/26 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| Unit | 1 | 1 | 1 | 78$m^2$ | 8,822$m^2$ |

**Comparable property 3**

| Address | Sale price | Date of sale |
|---|---|---|
| 206/68 Wests Road, Maribyrnong | 350,000 | 02/05/26 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in $m^2$) | Total land size (in $m^2$) |
|---|---|---|---|---|---|
| Unit | 1 | 1 | 1 | 55$m^2$ | 8,822$m^2$ |